



Land Use

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BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS

July 7, 2009 – 2:00 PM

Hearing Room, Third Floor, Boulder County Courthouse

PUBLIC HEARING

STAFF PLANNER: Hannah Hippely

Docket SU-08-008: PALMER MULTIPLE PRINCIPAL USES SU/SSDP

Request: Special Use and Site Specific Development Plan Review for Multiple Principal Uses including, Indoor Recreation, Day and Night Outdoor Recreation, Professional Office, Warehouse and Distribution Center, and Light Industrial.

Location: At 6185 Arapahoe Road, north of and adjacent to Arapahoe Road/State Highway 7 and west of and adjacent to 62nd Street in Section 27, T1N, R70W.

Zoning: Light Industrial (LI)

Applicant: Chuck Palmer

Agent: Bob Perletz, Winston and Associates

SUMMARY:

The Land Use Department finds that this application requesting approval of the multiple principal uses including, Indoor Recreation, Day and Night Outdoor Recreation, Professional Office, Warehouse and Distribution Center, and Light Industrial, does not meet all the applicable criteria for Special Use and Site Specific Development Plan review and therefore recommends the DENIAL of Docket SU-08-008: Palmer Multiple Principal Uses SU/SSDP.

The proposal was heard at a public hearing at the Boulder County Planning Commission held on May 20, 2009. Staff presented the recommended for denial of the docket, and the Planning Commission, in a 4 to 1 vote, recommended approval subject to the conditions provided in the staff report.

DISCUSSION

The applicants have submitted an application to the Land Use Department for a Special Use and Site Specific Development Plan review for multiple principal uses to be located within the existing structure located at 6185 Arapahoe Road. The property is owned by Boulder Dance LLC, which is a partnership between Chuck Palmer, the majority owner, and the Village Arts Coalition (VAC). The parcel is located on the northwest corner of Arapahoe Road and west of 62nd Street and falls within the Light Industrial Zone District. The structure located on the property is an approximately 32,814 sq. ft. building that was constructed as a light industrial building by Alps Limited in 1970 (BP-70-12542). Alps Limited became Alpine Design, a company that manufactured outdoor recreation gear, and enclosed the delivery docks in 1971 (BP-71-14950). Neodata, a direct marketing service company, was the subsequent user (and later owner) of the structure and multiple building permits were issued from 1973 to 1993 to allow Neodata to remodel, perform electrical and mechanical upgrades, and re-roof the structure. Sievers Instruments, a manufacturer of scientific equipment, replaced Neodata as the building occupant in the early 1990s. In the mid-1990s building permits for remodeling and electrical upgrades were issued to Sievers Instruments (BP-95-1259 and BP-96-0092). In 2000, a building permit for a tenant finish was issued (BP-00-0176); the permit allowed the interior of the building to be remodeled to accommodate CrossLink Inc., an electronic design and engineering company. The applicant purchased the property in August 2004. In May 2005, Land Use staff had a pre-application conference (PAC-05-112) regarding the special use process for the addition of a second principal use for a dance studio. This process was not pursued at that time. In 2006, the Land Use Department received a complaint regarding ongoing construction within the building and a building code violation case was opened (BCV-06-5043) as work was underway which had not received the appropriate building permit. In order to correct the building code violation the applicant applied for the required building permit (BP-07-0016). The building permit was placed on hold so that the more information regarding the uses of the structure could be obtained from the applicant. After obtaining this information it was determined that the applicant had multiple principal uses within the structure and that a special use review was required. A letter from Bob Perletz, the applicant's agent, dated March 7, 2007 acknowledges the special use review requirement; the required application was accepted by the Land Use Department August 19, 2008. The Building Division determined after inspecting the building that safety hazards existed within the building and that it was necessary to issue a permit that would allow for the correction of the safety hazards; BP-08-0997 was issued July 7, 2008.

The applicant proposes to use the property for a variety of uses. Alpha Radio Products manufactures, sells, and provides support for radio equipment including amplifiers, transformers, and wattmeters. According to the application materials, this use will occupy approximately 6,500 square feet of the structure. The Alpha Radio Products component of the application is considered a Light Industrial use per Article 4-505.C of the Land Use Code. The application materials also indicate that Animal Care Equipment Services (ACES) occupies approximately 8,500 square feet of the building. This business is considered a Warehouse and Distribution Center per Article 4-515.B of the Land Use Code. The Indoor Recreation, Day Outdoor Recreation, and Night Outdoor Recreation portions of the application are all associated with the Avalon Ballroom. The Avalon Ballroom provides a dance venue, which may be rented by different dance organizations to hold dance classes, workshops, and social dances. These events will be open to the public, although a fee for attendance may be charged. The application materials indicate that the ballroom will occupy approximately 15,000 sq. ft. of the building. Approximately 5,000 sq. ft. of outdoor space

will be resurfaced with a permeable pavement to provide outdoor dance space and outdoor lighting and a sound system would be installed. As an accessory use to the recreational uses the ballroom may be rented out for private events. The application materials indicate that ballroom may be used for private events approximately four to six times per month on Friday evenings, Saturdays, and Sundays. The applicant has not proposed a maximum level of attendance for the private events but the materials provided indicate that the capacity of the parking lot should be used to determine that maximum attendance at private events. The remaining 2,800 sq. ft. of the building has been designated in the application materials as Professional Office Space. The applicant has not identified specific users of the office spaces although the supplemental application materials provided by the applicant indicate that they anticipate being able to lease the office space (individually or as a group) to any allowed user in the Professional Office Category excluding medical and dental offices.

The application materials outline the level of use expected on the property. Alpha Radio Products and Animal Care Equipment Services will operate open during normal business hours (8:00 am to 5:00 pm). The hours of operation for the professional offices was indicated to be dependant on the type of tenant but not expected to exceed 7:00 a.m. to 12:00 p.m. Use of the Avalon Ballroom is expected to occur primarily in the evenings Monday through Friday, although the scheduling calendar on the Avalon Ballroom website (<http://www.avalonevents.org/>) indicates that activities may be scheduled at anytime and multiple activities may occur on the same day. On weekends, activities may be scheduled at any time of day and multiple activities may occur on the same day. The materials provided by the applicant indicate that the ballroom may be rented for private parties on the weekends. The outdoor area associated with the Avalon Ballroom will be available for users of the indoor facilities and is not proposed to be used or leased independent of the indoor facilities.

REFERRAL RESPONSES:

This proposal was referred to usual agencies, departments, and adjacent property owners (within 1,500 feet). The referral responses received by the Land Use Department are summarized below:

County Long Range Planning - A response from the Long Range Planner was originally received October 23, 2008. The referral response noted that the property is bordered by the City of Boulder on two sides (the City of Boulder is designated by the Boulder Valley Comprehensive Plan (BVCP) as Area I). The property is designated by the BVCP as Area II and has had this designation for more than twenty years. The Area II designation gives this property prime eligibility status for annexation under the BVCP (Policy 1.22). The property currently receives its water and sewer service from the City of Boulder. The property is zoned Light Industrial by the County and is designated as Community Industrial by the BVCP. The Light Industrial District is defined as “areas for the development of research, light industrial, and warehouse and/or distribution centers”; whereas the BVCP Community Industrial designation is defined as “areas where the predominant uses provide a direct service to the planning area...[and] often have ancillary commercial activity and include auto related uses, small printing operations, building contractors, building supply warehouses, small manufacturing operations, and similar uses”. The proposal is not consistent with the BVCP Community Industrial Land Use Designation, map, projections or policies. The combination of the determination that the project is inconsistent with the BVCP and that the

proposal is subject to a discretionary review (the Special Use Review) results in the proposal meeting the definition of “New Urban Development” as outlined in Policy 1.24 of the BVCP.

County Transportation Department – This agency reviewed the proposal and provided an initial response dated September 29, 2008. This referral requested additional information of the applicant and subsequent to the review of the materials the agency provided some additional comments dated February 24, 2009. In the initial referral response, it was noted that the parking area appears to be functioning adequately but several recommendations to improve the parking lot were made, including the addition of ADA accessible parking, a layout which reduces pedestrian – auto conflicts, improvements to allow for adequate design for truck operations, and the relocation of parking spaces placed too close to the north access point. In the subsequent response the Transportation Department noted that 62nd Street is located within the City of Boulder. In regards to the review of the traffic study it was indicated that the traffic volumes assumptions appeared reasonable. The traffic study indicated that total trip generation for the site would be 522, an increase of 298 trips. The use would result in a net 152-trip end increase when compared to the calculated trip generation rate of the previous use. It was also noted that most of the trip ends from the studio use is expected to occur during off-peak hours. The traffic report states that the existing eastbound left turning traffic volumes warrant a left turn lane on Arapahoe Road and that the existing left hand turn lane is 240 feet where 435 feet is required. This information was forwarded to CDOT by County staff. CDOT verified the information and determined that no modifications to Arapahoe Road would be required of the applicant.

County Public Health – This agency reviewed the proposal and noted that water and wastewater treatment are supplied by the City of Boulder. Notes regarding asbestos, air emissions, and lead were also included in the referral comments.

County Parks & Open Space Department – This agency reviewed the proposal and noted that that the parcel is nearly surrounded by the City of Boulder. Although the Open Streamside Corridor Comprehensive plan designation exists on the property, there will not be any foreseeable natural resource impact associated with the proposal.

County Building Division – This agency reviewed the proposal and indicated that code violations relating to work done without a permit exist for the property. The owner must obtain a building permit for the change in occupancy to convert the space to assembly occupancy and for the work that was completed with-out a permit. The space must fully comply with the current Building Code. Prior to issuance of a building permit, approval of the Fire District will be required; Fire District approval will also be required prior to final approval of the permit and occupancy of the space.

City of Boulder – The City of Boulder reviewed the proposal and noted that the property is located within Area II of the Boulder Valley Comprehensive Plan (BVCP) and is contiguous to the City on two sides, making it eligible for annexation. Annexation of this property is consistent with the BVCP and the City’s water and sewer agreement for the property, which states that the property owner will petition the City for annexation when requested to do so by the City. The City requests that if the applicant moves forward with the project the property annex to the City.

Rocky Mountain Fire Protection District - This agency reviewed the proposal and requested answers to a variety of questions regarding the fire safety aspects of the property.

Colorado Department of Transportation - This agency reviewed the proposal and indicated that they have no comment regarding the proposal.

County Sheriff's Office - This agency reviewed the proposal and indicated no conflict.

Boulder Valley School District - This agency reviewed the proposal and indicated no conflict.

City of Boulder Open Space and Mountain Parks - This agency reviewed the proposal and indicated no conflict.

Adjacent Property Owners - At the time of this writing, 194 letters of support for Avalon ballroom or indications of no conflict with the proposal have been received; one letter of opposition was also received.

CRITERIA ANALYSIS:

The Land Use staff has reviewed the conditions and standards for approval of a Special Use Review per Section 4-601.A of the Boulder County Land Use Code, and finds the following:

4-601 Standards and Conditions

A. A use will be permitted by special review only if the Board finds that the proposed use meets the following standards and conditions:

- (1) *Complies with the minimum zoning requirements of the zoning district in which the use is to be established, and will also comply with all other applicable requirements;*

Individually the proposed uses are allowed by right in the Light Industrial Zone District but, Special Use Review is required to allow multiple principal uses to operate on the same property. The uses proposed will primarily be located within the existing structure (except for the Outdoor Recreation uses), which meets the zone district requirements in regards to setbacks and heights. No additional structures are proposed as part of this project.

- (2) *Will be in harmony with the character of the neighborhood and compatible with the surrounding area;*

The properties east, west and south of the subject the property are a mixture of light industrial uses; however a few residential properties exist on the south side of Arapahoe Road across from the subject property. The Warehouse and Distribution Center, and Light Industrial uses proposed are similar in character to the other types of businesses in the area and are compatible with the area. The proposed Professional Office use is somewhat out of character for the area, as this type of use does not currently present; however the Professional Office use is allowed by right in the Light Industrial Zone District and is not considered an incompatible land use. The proposed Recreational uses are out of character with the adjacent light industrial uses

in that the Recreational uses will be in operation in the evenings and possibly all day long on weekends; typically the activity in this area happens during the day and the area is quiet at night. The proposed Recreational use will result in a site that could have morning to night activity seven days a week. This change in activity on the site will also result in changes to the traffic patterns of the area. Currently the traffic patterns reflect the fact the businesses operate during typical business hours and the traffic is associated with employees that arrive in the morning and leave at the end of the workday. The traffic pattern associated with the proposed Recreational use is one where traffic arrives as to attend events and leaves when the events are over. Given that the events could happen at any time on any day (the application materials indicate that they will generally be held in the evening) with possibly more than one event per day the traffic associated with the use could be significant. The traffic associated with the private events could also be significant given that the applicant proposes a level of use that maximizes the use of the parking available. The proposed outdoor activity and the associated lighting and amplified sound would also be unique for the area. Although the proposal will change the nature of the activity on the property the adjacent property owners identified no conflicts regarding the proposal.

(3) *Will be in accordance with the Boulder County Comprehensive Plan;*

The subject property is located within an area that is guided by both the Boulder County Comprehensive Plan (BCCP) and the Boulder Valley Comprehensive Plan (BVCP). The BVCP is an Intergovernmental Agreement (IGA) jointly adopted by the City of Boulder and Boulder County to guide land use decisions in the Boulder Valley. Intergovernmental Agreements are legally binding contracts between governmental entities; the BVCP plan was adopted in 1977 and has been amended numerous times since then.

The subject property lies within Area IIA of the BVCP. Area IIA are those areas that are under County jurisdiction but which may be annexed to the City of Boulder. This property and the property adjacent to the west are effectively enclaves surrounded by the City of Boulder and are eligible for annexation. Policy 1.24.b of the BVCP defines new urban development as “any proposed development within Area II subject to a county discretionary review process before the Board of County Commissioners, provided the county determines that the proposed development is inconsistent with the land use projections, maps, or policies of the BVCP in effect at that time”. According to this policy, the determination of New Urban Development is made by the County once an application has been submitted and staff has had the opportunity to review it for consistency with the BVCP. The proposal has been determined by County Land Use staff to be new urban development as it requires a discretionary review process, (this Special Use Review), and is inconsistent with the land use projections, maps, and policies of the BVCP.

This proposal is inconsistent with the land use projection identified for the subject parcel on the BVCP Land Use Map: the property’s land use projection is Community Industrial. According to the BVCP, “the Community Industrial classification is shown for those areas where the predominant uses provide a direct service to the planning area. These uses often have ancillary commercial activity and are essential to the life of the Boulder community. These uses include smaller scale auto-related

uses, small printing operations, building contractors, building supply warehouses, small manufacturing operations and similar uses". Staff has determined that the largest proposed uses in this proposal, the Recreational uses and the Professional Office use, do not qualify as Community Industrial. Thus, these uses are inconsistent with the BVCP Land Use Map and the land use projection identified for the subject parcel.

The Boulder Valley Comprehensive Plan Policy 1.27.b in regards to annexation states that "the city will actively pursue annexation of county enclaves, Area II properties along the western boundary, and other fully developed Area II properties...Applications made to the county for development of enclaves and Area II lands in lieu of annexation will be referred to the city for review and comment. The county will attach great weight to the city's response." In accordance with this policy the City of Boulder was sent a referral request regarding this proposal. The referral response from the City of Boulder included a request for the applicant to annex to the City, in accordance with the policy that the City actively pursues annexation. When this parcel was originally developed in 1970, the owners obtained water and sewer facilities from the City of Boulder under a revocable permit. The terms of the permit require that the property owner seek annexation to the City of Boulder when requested to do so by the City. The approval of the proposal by Boulder County would be counter to the annexation policy outlined in the Boulder Valley Comprehensive Plan.

Policy 1.22 of the BVCP states "new urban development may only occur coincident with the availability of adequate facilities and services and not otherwise". Additionally, Policy 3.01 of the BVCP states:

"The city and county intend that new urban development not occur until adequate urban facilities and services are available to serve the development. The county experience indicates that provision of the full range of urban facilities and services by a municipality is preferable to provision of urban facilities and services by special districts and private groups in part because municipalities have politically accountable leadership, general police power and the ability to coordinate provision of adequate urban facilities and services. Therefore, it is hereby presumed that adequate facilities and services can be provided only by the City of Boulder".

According to Policy 3.02.b "adequate facilities and services for new urban industrial and commercial development means the availability of public water, public sewer, stormwater and flood management, urban fire protection and emergency medical care, urban police protection, and urban transportation". The Urban Service and Criteria and Standards Section of the BVCP outlines the criteria used to determine the adequacy of facilities and services. Services to the property are provided by a combination of special districts, the City of Boulder, and Boulder County. At this time it is undetermined if the current service providers meet the criteria for adequacy as outlined in the Boulder Valley Comprehensive Plan. Policy 3.03 states:

“a) The city and county agree that extensions, furnishing, or provision of less than adequate facilities and services for new urban development is contrary to the objectives and intent of the comprehensive plan and would be injurious to the public health, safety and welfare because it would seriously impair the efforts of the county, which has governmental authority and jurisdiction regarding land use control and development in the unincorporated areas of the county, to implement the comprehensive plan through reasonable land use regulations. b) The county requests that the city accompany any extension of facilities and services to urban development outside the boundaries of the city with concurrent annexation to the city of the land served. The city agrees not to extend or furnish facilities and services to new urban development outside the boundaries of the city without annexing to the city the land to be served.”

The continuation of this fractured service provision is counter to the policies regarding adequate facilities and services for new urban development. In order for complete and coordinated services to be obtained the applicant is required to annex to the City of Boulder.

This proposal is not in accordance with the BVCP and thus is also contrary to goals and policies of the Boulder County Comprehensive Plan. Therefore, staff finds that this proposal does not meet the criteria that the proposal is in accordance with the Boulder County Comprehensive Plan.

- (4) *Will not result in an over-intensive use of land or excessive depletion of natural resources;*

The property in question is a parcel already significantly developed, including both the structure and parking lot, which cover the majority of the lot. This request does not propose any significant changes to the development on the parcel, which would further impact the intensity of the use of the land or natural resources.

- (5) *Will not have a material adverse effect on community capital improvement programs;*

It is not anticipated that the current proposal will have any effect on community capital improvement programs.

- (6) *Will not require a level of community facilities and services greater than that, which is available;*

The referral responses received did not indicate any conflict in regard to available services.

- (7) *Will not result in undue traffic congestion or traffic hazards;*

The County Transportation review of this docket indicated that parking facilities available on site would be adequate to serve the proposed uses. To address the concerns regarding the parking lot layout and design and thus ensure the parking facilities are safe for the multiple different users, should this docket be approved, staff

recommends that a parking plan be submitted for review and approval by the Transportation Department and implemented prior to the recordation of post approval documents.

Although the traffic study indicated that traffic at the site will increase as a result of the proposal, it was not indicated that this increase would result in undue traffic congestion or traffic hazard.

Arapahoe Road/Highway 7 is a state highway. The traffic report notes that the existing eastbound traffic warrants a turning lane of 435 feet where there is currently a 240-foot turning lane; however, CDOT has not indicated any concerns regarding traffic congestion or traffic hazards.

(8) *Will not cause significant air, odor, water, or noise pollution;*

No concerns regarding pollution were raised by referral agencies; staff finds that the proposal will not cause significant air, odor, or water pollution.

The applicant proposes to install an outdoor sound system and outdoor lighting as part of the outdoor dance facilities. Adjacent property owners or referral agencies raised no concerns regarding the amplified sound or outdoor lighting.

(9) *Will not require amendment to the Regional Clean Water Plan;*

Staff finds that the proposal will not require an amendment to the Regional Clean Water Plan.

(10) *Will be adequately landscaped, buffered, and screened;*

Staff finds that the existing structures will not require additional screening. Although the facility is clearly visible from Highway 7, the application does not propose exterior changes to the structures that would increase the visual impact of the facility.

(11) *Will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of Boulder County.*

Staff finds that (other than failure to comply with the Boulder valley Comprehensive Plan as separately noted above), the proposal will not be detrimental to the health, safety, or welfare of the inhabitants of Boulder County.

PLANNING COMMISSION:

This docket was heard at a public hearing in front of the Boulder County Planning Commission on May 20, 2009. At this hearing, the Planning Commission discussed the water and sewer document provided in the packet which states that the property is subject to City laws and regulations, and inquired about the status of the documents. Staff responded that the ordinance was still in effect and that it was drafted so that the property could receive water and sewer service from the City. Staff noted that the terms of the agreements were negotiated at that time. Staff also clarified that the County gives 'great weight' to the City

referral any time there is a proposal for development on properties designated Area II by the BCVP.

Three presenters spoke on behalf of the applicant prior to the applicant addressing the Planning Commission. Bob Perletz mentioned the following:

- The Land Use Department director determined that the Avalon Ballroom would be considered indoor recreation, a use allowed in the Light Industrial Zone District.
- Found that the other uses in the building were uses allowed by right, but they did not understand that Multiple Principal uses were not allowed.
- At the pre-application meeting he was told by the planner that the City of Boulder's response would be significant, that they could be required to annex, and it was suggested that they speak with the City about the proposal.
- The City indicated that they did not see anything of concern outside the need to address the change in utility service in case the proposal would put a strain on the City utilities.
- Subsequently the City utility dept. and was told that the proposal presented no problems regarding utilities.
- Reversal of direction from the City 'blindsided' the applicant and did not receive satisfactory information regarding how the determination of New Urban Development was arrived at.
- Asked why does combining a group of allowed uses result in a determination of New Urban Development, when there are not changes to the building, significant impacts to the neighborhood, the community is not concerned about it, and the referral agencies did not bring up any significant issues?
- Asked how when we did what we thought was the appropriate, trying to figure out who was really going to have the greatest weight about identifying the issue of whether this is New Urban Development or not, which is the City of Boulder as stated by the BVCP, why that wasn't done.

Arnold Guminski also spoke on behalf of the applicant, his comments are summarized below:

- Critical issue is whether the Palmer proposal is New Urban Development as defined by BVCP.
- Notes that the first prong of the New Urban Development definition is satisfied because the Special Use review is required.
- The issue lies with the second prong of the definition.
- Noted that the Avalon, chiefly dedicated as it is to participatory dancing activities with its recreational, social, and cultural qualities and Naropa, an educational and cultural center, are very much alike in all significant respects.
- The Avalon structure is a building well set back from the street, it does not attract large numbers of people, putting aside the possibility of outdoor recreation, the activities take place within a building well away from public view and notice.
- Dance events are such that attendees come and go as they please in rather scattered traffic patterns.
- Staff report with respect to the criterion of harmony and compatibility is utterly inconsistent with its later finding on page 8 that traffic at the site would not result in undo traffic congestion or traffic hazard.

- The Avalon site is concededly within Area IIA, but does not think the properties are effectively enclaves surrounded by the City of Boulder.
- The crux of the matter is that the staff determined that the largest proposed uses did not qualify as Community Industrial, but the Community Industrial Classification does not preclude the uses proposed.
- The predominant uses of the Avalon structure, its recreational uses, provide a direct service to the planning area, the Boulder Valley, in ways essential to the life of the Boulder community.
- The application is not New Urban Development.

Jim Borzým made the following comments on behalf of the applicant:

- Urged approval sees a good fit between Boulder Dance and Boulder County.
- Address affordability –affordability is crucial for community groups and those who participate in their activities.
- Denial might lead to Avalon folding; annexation costs and complexity of would be burdensome.
- Provided historical information on community dance and arts organization.
- VAC has distanced itself from subsidy, its financial model has resulted in affordable rates for participants, this model is already successful at the Pearl Street studio.
- Financial model has two elements the first is ownership of a facility by an entity that does not demand profits and the second element is a network of nonprofit groups that eventually gains a growing percentage of ownership the property.
- VAC has benefactor in Chuck Palmer (the not for profit owner of the property under Boulder Dance LLC). VAC leases space from the partnership at commercial rates, the VAC manages and subleases the dance space to community groups. Net profits go to increasing VAC ownership share in the property.

Chuck Palmer spoke in support of his application making the following comments:

- Primary owner of Boulder Dance LLC (owns 95%) and is on the board of the VAC.
- Noted that large dance spaces whose primary function is for dance are unavailable.
- Saw Pearl Street Studio was financially viable and thus saw a partnership with the VAC as financially viable and decided to play bank for VAC.
- Purchased property through the Boulder Dance LLC after receiving the Indoor Recreation designation for the ballroom use from the County.
- Assumes to be bought out over time by the VAC and that the VAC will eventually own the property.

Planning Commission asked a number of questions of the applicant and other presenters. The questions and answers have been summarized and provided by staff in Appendix A (page 16).

Forty-one members of the public spoke to the docket, their comments are summarized below:

- Information regarding the mission and history of the Village Arts Coalition was provided.

- Many speakers noted that the Avalon Ballroom is a very unique space and that it has a sprung dance floor that doesn't exist anywhere else; it is one of the best venues for dance.
- Community that cares about the space, the Avalon provides a place for the community of dancers and it is essential to this community to have a place. People are invested in the place and have provided many volunteer hours to construct the venue.
- Other tenants are necessary to allow the Avalon to exist
- Provides affordable recreational and social activity
- Dancing provides exercise and supports people's physical, mental, and social health.
- Avalon Ballroom builds local community of all ages gathering people from all over Boulder County, a regional community of dancers from Denver to Fort Collins, and a worldwide community as people from around the world come to the Avalon to teach and dance.
- Provides a large space for other groups to hold functions.
- This application is not NUD. Thinks New Urban Development is the creation of new infrastructure to transfer the landscape from a rural land use to a higher density human utilizing public utilities roads and buildings, this application is not that. Do not understand why this is considered New Urban Development
- Annexation provides no benefit and fear that the Avalon Ballroom will not survive the annexation process.
- Avalon is safe; other dance venues in the region are not located in safe areas.
- Ballrooms have historically be collocated with other uses
- People attending dances at the Avalon support the local economy by going out to dinner before dances.
- Uses proposed are compatible with the area.
- APO noted that there have been issues regarding parking in this area in the past but does not expect this to be problems since most of the events happen after business hours.

The public hearing was closed and Planning Commission asked if staff would like to make some additional comments. Pete Fogg of the Land Use Department provided the following comments:

- New Urban Development determination can be ambiguous
- BVCP is clear on policy toward annexation and has been the intent of the plan for Area II to annex since 1978.
- Staff determined that the Dance Studio did not meet the Community Industrial definition.
- The applicant is able to ask for change in LU designation at upcoming 5 year update. This change may allow for a different result when analyzing whether the proposal is consistent with the BVCP.

Planning Commission asked staff some additional questions which are summarized and provided in Appendix B (page 18).

The applicant was then asked to make any final comments. The applicant made some comments regarding the length of the Community Industrial definition and the Land Use Code Industrial Definition. Additionally, the applicant noted that he was told that the property would likely be zoned General or Service Industrial upon annexation by the City.

He also commented that the stone stored on the site is accessory to the artist studio located in the professional office space. In response to questions from Planning Commission the applicant indicated that there were approximately twenty hunks of stone and others of various sizes and that they are located at the rear of the building.

Planning Commission asked if the applicant read and agreed to the Conditions of Approval. In response the applicant reviewed the Conditions and agreed to the Conditions, however made a request to have the outdoor storage as an allowed use.

Upon further review of the Land Use Code staff determined that Accessory Outdoor Storage is an allowed use in all zone districts (Article 4-516.F). The Condition of Approval regarding outdoor storage has been amended to reflect this correction.

Planning Commission asked if the applicant would address more the costs of annexation and what has led to you to a decision on that front. The applicant responded that going into the City is not clear, it is not an automatic that it would be approved, that more time and money would be required, and he anticipates many problems with annexation. He noted that there is no advantage to being in the City except for changing the drawings on the map and that his past experiences with the City have not been positive.

Sharon Menard **MOVED** that the Boulder County Planning Commission **CONDITIONALLY APPROVE** and recommend to the Board of County Commissioners conditional approval of SU-08-008: PALMER MULTIPLE PRINCIPAL USES SU/ SSDP subject to the six (6) conditions set forth in the staff recommendation with the addition of the following two conditions:

7. To exclude outdoor recreational use.
8. To define professional office space as related to other offices in building.

Following discussion of the motion, the two conditions added as part of the motion were removed by a friendly amendment to the motion.

Planning Commission made the following summarized comments prior to a roll call vote.

Sharon Menard commended the dancing community and thinks that there is a stated need and that there is some way they can make it happen.

Neal Anderson noted that all the principal uses are use by right, that the school next door means this use is not out of character, and that the BCCP and BVCP support cultural uses.

Janet Ackermann concluded that the proposal not fall under Community Industrial which leads to the requirement for annexation and thus cannot support the application

John Gerstle indicated that the uses fit in with the surrounding neighborhood and will support the application.

Scott Holwick noted that he is generally in favor of community building proposals. In regard to the Community Industrial classification he found that the definition is not specific enough to preclude the use proposed.

The motion was passed 4 -1 with Janet Ackerman voting against the motion.

REVISION OF THE STAFF RECOMMENDATION, FOLLOWING PLANNING COMMISSION:

Following the Planning Commission public hearing, Staff has amended Condition of Approval #3 to reflect that the Land Use Code allows accessory outdoor storage in all zone districts.

RECOMMENDATION:

The Land Use staff finds that the proposal cannot meet all of the applicable Special Use criteria; the proposal is inconsistent with the Boulder Valley Comprehensive Plan. Therefore, the Land Use staff recommends that the Board of County Commissioners DENY Docket SU-08-008, PALMER MULTIPLE PRINCIPAL USES SU/SSDP.

Should the Board of County Commissioners determine that the proposal meets the all of the applicable Special Use criteria staff recommends the following conditions of approval

1. The Applicant shall provide a Development Agreement, for review and approval by County staff, prior to the issuance of any permits by the Boulder County Land Use Department, commencement of the use, or the recordation of any approval documents.
2. The Applicant shall comply with all applicable requirements of Boulder County Building Code, including but not limited to addressing the concerns and requirements of the Chief Building Official as outlined in the referral dated 8/19/2008 included as part of the official docket file.
3. Accessory Outdoor Storage is an allowed use in all zone districts per Article 4-516.F. of the Boulder County Land Use Code, the accessory outdoor storage shall meet the Additional Provisions outlined in Article 4-516.F.5.
4. Private events shall remain accessory and incidental to the Recreational uses and shall be limited to four per month.
5. Prior to recordation of the Development Agreement, the Applicant shall comply with all applicable requirements of Boulder County Transportation Department, as outlined in the referrals dated 9/29/2008 and 2/24/2009 included as part of the official docket file, including but not limited to implementing the suggested for parking area design improvements.
6. The Applicant shall be subject to the terms, conditions and commitments of record and in the file for Docket SU-08-008, PALMER MULTIPLE PRINCIPAL USES SU/SSDP.

Appendix A

Q: Why don't you want to annex?

Takes time, it is not clear and straightforward, there are substantial fees (points out fees paid by Naropa when they annexed), not easy, each hour of work by the City costs \$100. Knows the County and how it works. Knows that multiple uses exist in the County and can grant the SU. New Urban Development determination by the County is difficult to recognize and is not clear why this is considered new urban development. It is easier to step to stay in the County. Avoids the contentious long process with the City. Rather make the argument that he should stay in the County.

Q: Should the request be approved the City will request annexation, why would you have us approve this since you do not want to annex?

Hopes that the approval process will overturn staff determination of NUD development and find the uses consistent with the BVCP and thus not NUD. Should you agree that this is NUD you should deny the application as suggested by staff.

Q: Speaker mentioned construction activities?

Any construction would be interior and for the outdoor dance area.

Q: Is partnership agreement time-bound?

No. Provided additional information regarding the operating agreement.

Q: Can you describe the surrounding land uses?

East – building owned by Horizon, previously White Wave

North – Loom Maker

North – Black Roofing

West – Naropa

South – Fields

Q: Where is residential mentioned in staff report?

Yes, little residential to south. Major residential centers are to west of Cherryvale Road and further south.

Q: Immediately west are the Car dealerships?

Yes – car dealerships are west of White Wave

Q: Naropa is now in the City?

Yes, the proposed facility was not supported in County.

Q: Use plan submitted, floor plan shows 2 potential office space area, these are not currently leased correct?

Artist studio is considered an professional office use that is why it was chosen currently space is used by sculptors.

Q: Light Industrial and Warehouse uses are leased at this time and they make payments?

Yes. Alpha Radio Products existed in building when it was purchased, ACES was leased to subsequently they have approximately 10 employees.

Q: What would the revenue split between the different uses be?
It is based on the square footage they occupy.

Appendix B

Q: In the conditions of approval provided by staff, the one regarding outdoor storage alludes to storage of stone.

Yes, there are different types of stone stored on the property.

Q: Definition of private events?

Private events are those that are not open to the public.

Q: Condition #5, does this require an additional lane on Arapahoe Road?

No, referral merely conveys CDOT information; an additional lane will not be required.

Q: Predominant is used quite a bit, what does staff mean in this instance?

Avalon is the predominant use based on the hours and days of operation (24-7 operation), trips generated, numbers of attendees, it is the most intensive use on the property.

Q: Any additional information on the meaning of Community Industrial?

Example of East Pearl where small shops, local print shop, small businesses. Idea was to allow locally owned and operated small scale enterprises to continue to exist in the Boulder Valley.

Q: Any additional language to the definition?

Language provided is verbatim from the BVCP.

Q: Asked for clarification between zoning and Land Use classification.

Community Industrial is not zoning it would be zoned by the City upon annexation

Q: So the Plan is the intention of the City for the future

Correct.

Q: What is involved in annexation?

Petition by the applicant and the negotiation of terms for annexation. Noted that Policy 1.27C states "annexation of existing substantially developed areas will be offered in a manner and on terms and conditions that respect existing lifestyles and densities. The city will expect these areas to be brought to city standards only where necessary to protect the health and safety of the residents of the subject area or of the city. The city, in developing annexation plans of reasonable cost, may phase new facilities and services. The county, which now has jurisdiction over these areas, will be a supportive partner with the city in annexation efforts to the extent the county supports the terms and conditions being proposed." This means that the City is to make annexation available on a reasonable basis. If costs are so high as to prevent people from seeking annexation these policies leave Area II in limbo because annexations will not happen. Noted that the process is expensive and time consuming, and the costs often prevent people from seeking annexation.

Q: Trying to understand if the annexation is impossible for the applicant.

Cannot answer this as it is dependent on the applicant's resources.

Q: Does the applicant petition or can the City require annexation.
In this case the City could, based on sewer and water permits, require annexation, but applicant would typically petition the City for annexation.

Q: Would annexation as part of next 5 year update make this less expensive?
No, fees and other costs would not be impacted by 5 year update process.

Q: What is involved in changing the Land Use Designation of the BVCP?
Change in LU Designation begins when the applicant submits the request to the City, requests are then vetted by staff, and typically during a 5 year update all of these requests are forwarded to go through the 4 body review process. If the Land Use Designation is changes to something else then the applicant could perhaps argue that it was consistent with the BVCP and not New Urban Development.



Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

CERTIFICATE OF RESOLUTION

TO: Board of Boulder County Commissioners
FROM: Boulder County Planning Commission
DATE: June 2, 2009
RE: Docket SU-08-008

This certifies that at a public hearing of the Planning Commission, County of Boulder, State of Colorado, duly called and held on May 20, 2009, the following resolution was duly adopted.

Be it resolved that the Planning Commission, County of Boulder, State of Colorado, recommends to the Board of County Commissioners that the following request be APPROVED, by a vote of 4 in favor, 1 against, 0 abstaining and 2 absent.

Docket SU-08-008: PALMER MULTIPLE PRINCIPAL USES SU/SSDP

Request: Special Use and Site Specific Development Plan Review for Multiple Principal Uses including, Indoor Recreation, Day and Night Outdoor Recreation, Professional Office, Warehouse and Distribution Center, and Light Industrial.
Location: At 6185 Arapahoe Road, north of and adjacent to Arapahoe Road/State Highway 7 and west of and adjacent to 62nd Street in Section 27, T1N, R70W.
Zoning: Light Industrial (LI)

The request was APPROVED subject to the following conditions:

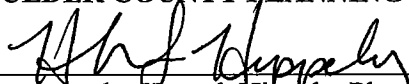
1. The Applicant shall provide a Development Agreement, for review and approval by County staff, prior to the issuance of any permits by the Boulder County Land Use Department, commencement of the use, or the recordation of any approval documents.
2. The Applicant shall comply with all applicable requirements of Boulder County Building Code, including but not limited to addressing the concerns and requirements of the Chief Building Official as outlined in the referral dated 8/19/2008 included as part of the official docket file.
3. Outdoor storage is not an allowed use in the Light Industrial Zone District, all items currently being stored outdoors on the property, including but not limited to the many large pieces of stone, shall be removed prior to the issuance of a building permit.
4. Private events shall remain accessory and incidental to the Recreational uses and shall be limited to four per month.
5. Prior to recordation of the Development Agreement, the Applicant shall comply with all applicable requirements of Boulder County Transportation Department, as outlined in the referrals dated 9/29/2008

and 2/24/2009 included as part of the official docket file, including but not limited to implementing the suggested for parking area design improvements.

6. The Applicant shall be subject to the terms, conditions and commitments of record and in the file for Docket SU-08-008, PALMER MULTIPLE PRINCIPAL USES SU/SSDP.

This request has been scheduled for final consideration by the Board of County Commissioners on **July 7, 2009 at 2:00 p.m.** in the Hearing Room, Third Floor, Boulder County Courthouse.

BOULDER COUNTY PLANNING COMMISSION



by Hannah Hippely, Planner II
for Dale Case, Secretary to the Board

G:\DOCKETS\SU - Special Use\SU2008\SU08008 - Palmer Multiple Principle Uses\008PC-CERT.DOC



Boulder County Land Use Department
 2045 13th Street / 13th & Spruce Streets / Courthouse Annex
 Mailing address: PO Box 471, Boulder, CO 80306
 Phone 303-441-3930 / Fax 303-441-4856
 http://www.co.boulder.co.us/tu e-mail: planner@co.boulder.co.us

499772, CR #447, \$1000
 RS

SHADED AREAS FOR STAFF ONLY
 INTAKE UNIT
 AUG 14 2008
 BOULDER COUNTY
 LAND USE

APPLICATION FORM

PROJECT NUMBER	PROJECT NAME	BOULDER COUNTY LAND USE
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<input type="checkbox"/> No Application Deadline: <input type="checkbox"/> LIMITED IMPACT SPECIAL USE <input type="checkbox"/> SITE PLAN REVIEW <input type="checkbox"/> SITE PLAN REVIEW WAIVER <input type="checkbox"/> SUBDIVISION EXEMPTION <input type="checkbox"/> 1041-STATE INTEREST REVIEW <input type="checkbox"/> OTHER	<input type="checkbox"/> Application Deadline - 1st Wednesday of the month: <input type="checkbox"/> VARIANCE <input type="checkbox"/> APPEAL	<input type="checkbox"/> Application Deadline - 2nd Wednesday of the month: <input type="checkbox"/> EXEMPTION PLAT <input type="checkbox"/> LOCATION AND EXTENT <input type="checkbox"/> RESUBDIVISION (REPLAT) <input type="checkbox"/> ROAD/EASEMENT VACATION	<input type="checkbox"/> PRELIMINARY PLAN <input type="checkbox"/> ROAD NAME CHANGE <input checked="" type="checkbox"/> SPECIAL USE/SSDP <input type="checkbox"/> EXTENSION OF APPROVAL	<input type="checkbox"/> FINAL PLAT <input type="checkbox"/> SKETCH PLAN <input type="checkbox"/> REZONING
--	---	--	--	--

LOCATION(S) - STREET ADDRESS(ES)
6185 ABRAHAM ROAD.

BOULDER, CO

SUBDIVISION NAME
N/A.

LOT(S) N/A	BLOCK(S) N/A	SECTIONS(S) 27	TOWNSHIP(S) 1N	RANGE(S) 70W.
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AREA IN ACRES 2.85	EXISTING ZONING LI	EXISTING USE OF PROPERTY	NUMBER OF PROPOSED LOTS 1
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PROPOSED WATER SUPPLY CITY OF BOULDER	PROPOSED SEWAGE DISPOSAL METHOD CITY OF BOULDER
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APPLICANTS
 APPLICANT/PROPERTY OWNER
CHUCK PALMER

STREET ADDRESS
2270 BLUEBIRD AVE

CITY BOULDER	STATE CO	ZIP CODE 80302	PHONE NUMBER 3-786-8502	FAX NUMBER 3-473-0335
------------------------	--------------------	--------------------------	-----------------------------------	---------------------------------

APPLICANT/PROPERTY OWNER	STREET ADDRESS
--------------------------	----------------

CITY	STATE	ZIP CODE	PHONE NUMBER	FAX NUMBER
------	-------	----------	--------------	------------

AGENT/CONSULTANT
WINSTON ASSOC. - BOB PERLETZ

STREET ADDRESS
4696 BROADWAY

CITY BOULDER	STATE CO	ZIP CODE 80304	PHONE NUMBER 3-440-9215	FAX NUMBER 3-449-6911
------------------------	--------------------	--------------------------	-----------------------------------	---------------------------------

AGENT/CONSULTANT	STREET ADDRESS
------------------	----------------

CITY	STATE	ZIP CODE	PHONE NUMBER	FAX NUMBER
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CERTIFICATION

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school and park dedications may be required as a condition of approval.

I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All landowners are required to sign application. If additional space is needed attach additional sheet signed and dated.

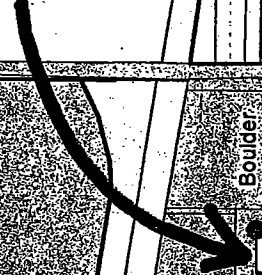
SIGNATURE OF LANDOWNER X <i>Chuck Palmer</i>	DATE 8-8-08
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SIGNATURE OF LANDOWNER X	DATE
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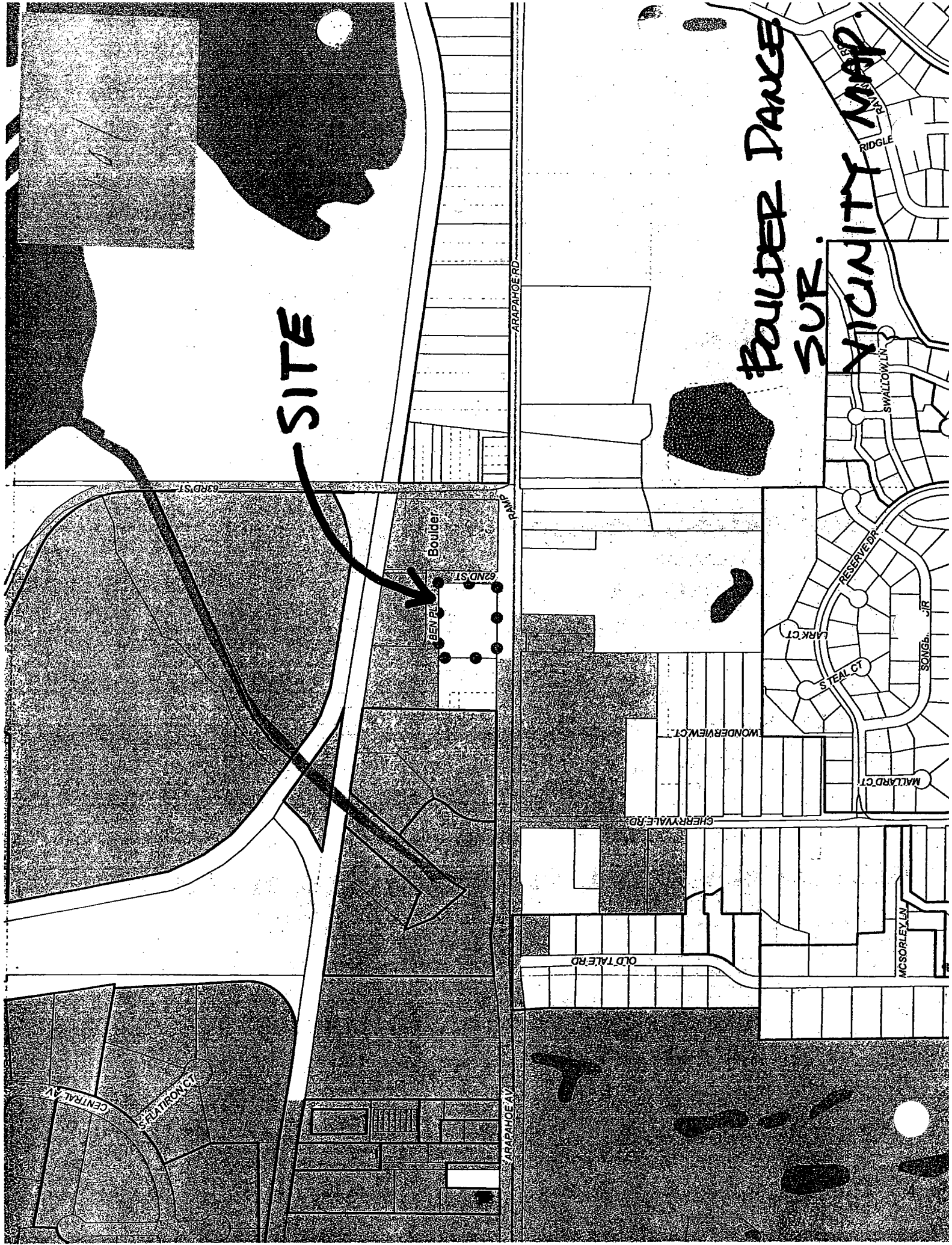
OTHER SIGNATURE * X	DATE
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* Only if the Land Use Director waives the landowner signature requirement for good cause shown under the applicable provisions of the Land Use Code.
 PLEASE REFER TO THE REGULATIONS AND APPLICATION SUBMITTAL PACKAGE FOR COMPLETE APPLICATION REQUIREMENTS
 Form: P/02
 Revised: 6/1/06
 g:\handouts\planning\current\02application.pmd

SITE



**BOULDER DANCE
SUN
VICINITY MAP**



BOULDER DANCE LLC SPECIAL USE REVIEW

DEVELOPMENT REPORT/NARRATIVE

August 8, 2008

This report is prepared to correspond to the application requirements in the Boulder County Land Use Code Section 3-203 (F) and Section 4-601

NARRATIVE:

The Applicant purchased the property at 6185 Arapahoe Road in August of 2004. The property is located at the northwest corner of Arapahoe Road and 62nd Street and is within the Light Industrial zoning district within Boulder County. The property was purchased with an existing single story structure of approximately 32,814 SF. with the intended purpose to provide a large dance space for a variety of associated users. Prior to the Applicant's purchase of the property it was used mainly for office uses with some light industrial uses. (See Appendix A - Crosslink Furniture Plan dated 2-7-00).

At the time the Applicant purchased the building, Crosslink still occupied less than half of the building. Subsequently Crosslink left the building although the light industrial portion of Crosslink, Alpha Radio products, remained. .. Prior to purchase, the Applicant reviewed the land use code and the allowed uses within the Light Industrial zoning district and found the existing tenant uses were allowed within the Light Industrial zoning district. About a year later the Applicant leased a portion of the building for a warehouse and distribution use to Animal Care Equipment Services.

The Applicant also confirmed with Boulder County that a "dance studio" would be considered "indoor recreation" and is an allowed use within the Light Industrial zoning district. It was not until building permits were requested to make changes to tenant areas that the Applicant was informed that although the uses are allowed within the Light Industrial zoning district that a Special Use Review was required to allow more than one unrelated principal use within the existing building.

The purpose of this application is to allow the indoor recreation, outdoor recreation (day and night), light industrial uses, warehouse and distribution center and professional office to occur within the existing building. (See Proposed Use Table below and the attached Proposed Uses Plan). No expansion of the structure or significant modification of the exterior is proposed and the existing parking lot provides 157 parking spaces which is 26 spaces in addition to the amounts required by the Land Use Code for the uses requested. (See attached Site Plan)

The proposed outdoor recreation area will be an extension of the interior dance floor although obviously made of different materials.. The outdoor space will include 5000 SF of paving that allows rainwater infiltration. The outdoor recreation area will include down lighting that meet County standards for outdoor lighting and a sound system that will comply with County standards as described in Ordinance No. 92-28 as amended.

Specific light fixtures and sound system specifications will be provided prior to building permit application for construction of the outdoor recreation area.

PROPOSED USE TABLE				
Proposed Use	Use By Right in LI District	Square Footage	Parking Required	Parking Provided
Dance Studio	Indoor Recreation	15,000	1 space /200 SF	75 spaces, 0 loading
Dance Studio	Outdoor Recreation (day and night)	5,000	1 space /200 SF	25 spaces, 0 loading
Crosslink UNKNOWN	Professional Office	2,800	1 space /330 SF	9 spaces, 1 loading
Animal Care Equipment Services	Warehouse and Distribution	8,500	1 space /1000 SF	9 spaces, 1 loading
Alpha Radio Products	Light Industrial	6,500	1 space /500 SF	13 spaces , 1 loading
TOTAL		32,800 (indoor), 5,000 (outdoor)		131 spaces, 3 loading

3-203 F. Development Report

A development report is required for subdivision requests to plat unsubdivided land, PUDs, special review approvals, rezonings, and exemptions. At a minimum the development report shall include the following information, unless specifically waived by the Director.

a. An address list of all owners and their addresses of real property adjacent to the subject property.	See APO List - Appendix A
b. A description of site features such as streams, areas subject to flooding, lakes, high ground water areas, topography, vegetative cover, climatology, and other features that may aid in the evaluation of the proposed development.	The application does not include any proposed changes to the existing site features or exterior of the building.
c. A description of soil characteristics of the site which have a significant influence on the proposed use of the land.	The application does not include any proposed changes to the existing site features or exterior of the building.

<p>d. A report on the geologic characteristics of the area including any potential natural or man-made hazards which would have a significant influence on the proposed use of the land, a determination of what effect such factors would have, and proposed corrective or protective measures.</p>	<p>The application does not include any proposed changes to the existing site features or exterior of the building.</p>
<p>e. A report on the environmental effects of the development addressing the following:</p>	
<p>(i) The effect on the existing water supply. An adequate supply of water must be provided for the development.</p>	
<p>(A) The source and method of distribution must be approved by the Boulder County Health Department and other applicable regulatory agencies.</p> <p>The source of the water supply should be sufficient to meet all the present and future domestic and agricultural requirements of the proposed area.</p>	<p>The existing water service is provided by the City of Boulder through a revocable permit granted in 1970. The Applicant has been in contact with Susan Richstone, acting Manager of Long Range Planning and Steve Buckbee of the City of Boulder Engineering Review staff. Ms. Richstone confirmed that except for increases that may result from the additional uses, the Special use request is appropriate. A discussion with Mr. Buckbee confirmed that the proposed uses would not, in his opinion, create any additional demand on the City's water and sewer service. (See Water and Sewer Correspondence in Appendix A)</p>
<p>(B) Proof of contract with supplier or well log and completion report showing sustained yield. For domestic water proof that the supply meets the Colorado Primary Drinking Water Standards must be provided.</p>	<p>See Ordinance No. 3579 and Memorandum of Understanding - Appendix A</p>
<p>(ii) The effect on the groundwater and aquifer recharge areas.</p>	<p>N/A</p>

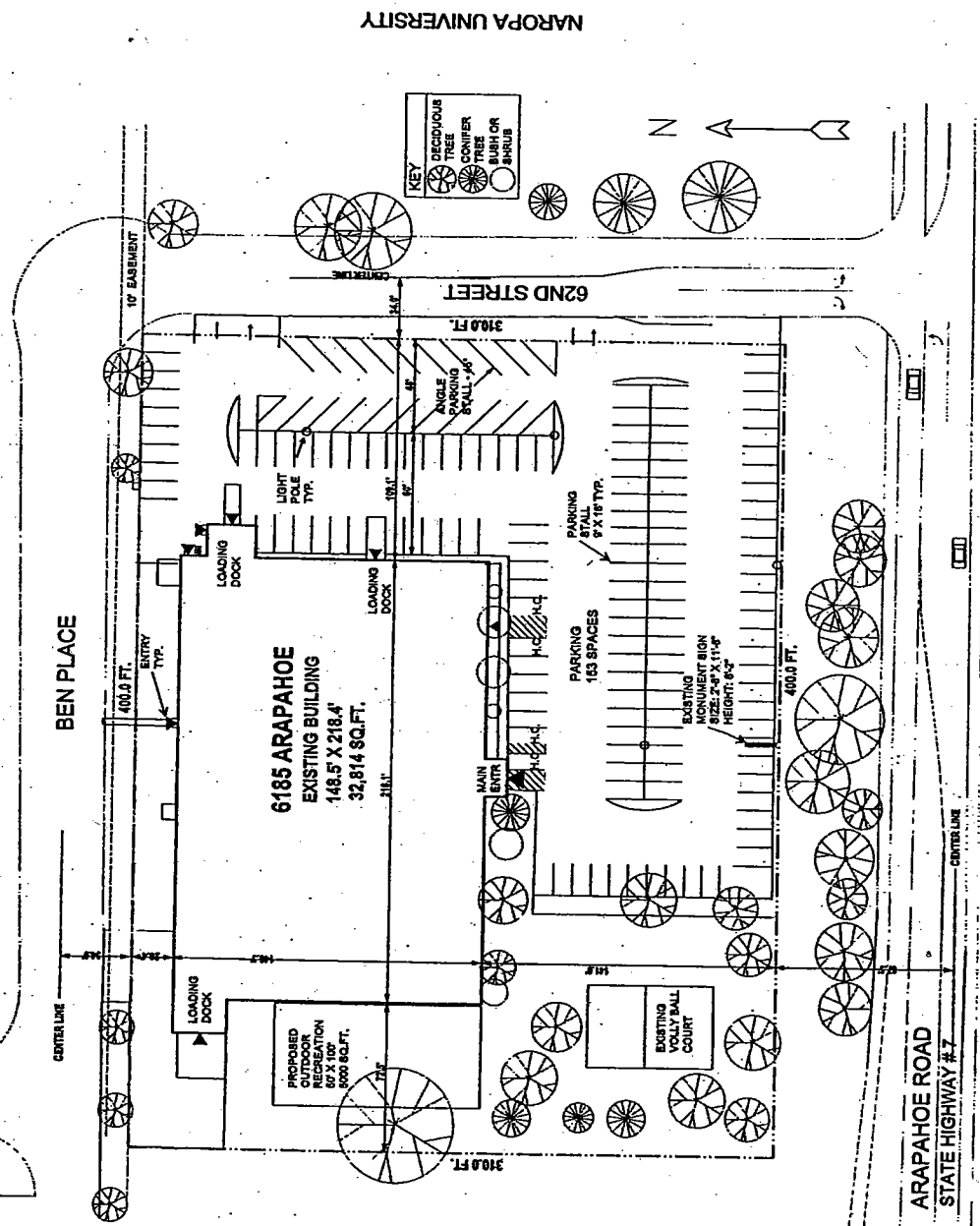
<p>(A) The relation of the subject parcel to floodplains, the nature of soils and subsoils, and their ability to adequately support waste disposal, the slope of the land, the effect of sewage effluents, and the presence of streams as related to pollution shall be evaluated.</p>	<p>N/A</p>
<p>(B) The applicable health and water resource agency's regulations shall be considered.</p>	<p>N/A</p>
<p>f. Plans for an adequate and safe sanitation system must be provided. This system must be designed, constructed and maintained in accordance with all applicable regulations and requirements of the Health Department and other applicable regulatory agencies.</p>	
<p>(i) Connection to a public sewer system is preferable. If a public sanitation system is not available within a reasonable distance of the subject property, then adequate treatment facilities must be planned to dispose of the sewage.</p>	<p>The property is connected to the City of Boulder public sewer system, (See Ordinance No. 3579 and Memorandum of Understanding - Appendix A</p>
<p>(ii) Sewer system design must be based on the maximum number of estimated users of the development, and must be approved by the Boulder County Health Department prior to application.</p>	<p>Based on discussions with Steve Buckbee of the City of Boulder engineering staff, the proposed uses will likely result in reduced number of users over a longer period of the day resulting in reduced demand on the City of Boulder sewer system.</p>
<p>g. The long and short term effect on flora and fauna shall be determined through field surveys, and/or expert opinions. The applicant shall address any material adverse impacts of the development on these biological systems, including plans for the mitigation of these impacts. Wildlife impact reports shall be required in accordance with Section 7-1700.</p>	<p>N/A</p>

<p>h. The effect on significant cultural (archaeological and historic) resources and on other designated environmental resources, including but not limited to critical wildlife habitats, shall be assessed and plans for protection of such resources included. Wildlife reports shall be required in accordance with Section 7-1700.</p>	<p>No significant cultural, archeological, historic or designated environmental resource such as wildlife habitat occur on this site</p>
<p>i. An evaluation of any potential radiation hazard that may have been identified by the State or County Health Departments.</p>	<p>No potential radiation hazard potential has been identified by the State or County Health Departments.</p>
<p>j. An evaluation of the expected demands and effects of the development on the ability of local governments and quasi-governmental agencies to provide water, sanitation, natural gas, electricity, access, fire, schools, hospitals, police, flood protection, solid waste disposal, and other services to this development while maintaining adequate levels of service to other areas.</p>	<p>When the proposed uses are compared to the previous use of this building as a call center, the proposed uses will result in reduced number of occupants using the building in a broader range of times. The previous uses focused activity at the property in normal business hours (8 AM to 5 PM). The proposed uses (professional office, warehouse, light industrial) will still occur during normal business hours, half the building will be for indoor recreation that uses the building on nights and weekend thus spreading the impacts out.</p>
<p>k. An assessment of the transportation impacts of the development.</p>	<p>A traffic analysis has been prepared by Matt Delich, P.E. and is included in Appendix A. The site will be accessed off 62nd Street as shown on the site plan and consistent with past use of the site. The traffic analysis is based on the proposed unrelated uses and concludes that peak hour trip generation will be reduced. As discussed above the use of the building will be spread out beyond the normal peak traffic times reducing the overall impact of this development on the transportation network.</p>
<p>l. Provision of financial guarantees for public or communal improvements.</p>	<p>No public improvements are proposed</p>

Appendix A has not been included in each referral package. This information is available at the Boulder County Land Use Department through the project Planner, Greg Oxenfeld (303-441-3930) or from the Applicant's representative, Bob Perletz (303-440-9215)

WAREHOUSE/OFFICE USE

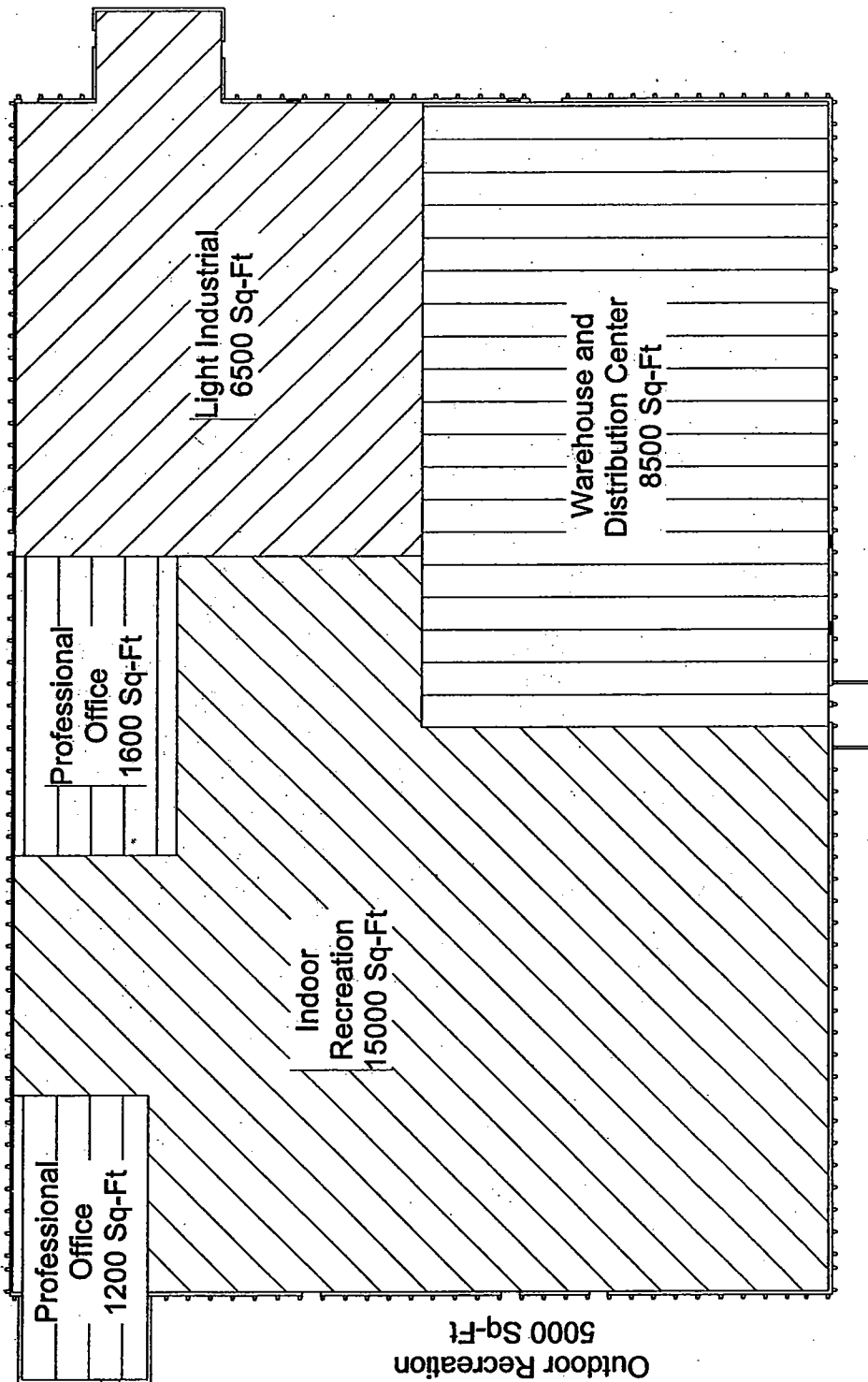
WAREHOUSE USE



NAROPA UNIVERSITY

HAINSWHITE WAVE MANUFACTURING PLANT

SITE PLAN SCALE: 1" = 60 FT.



BOULDER DANCE, LLC USE PLAN



AUGUST 8, 2008

Correspondance.txt

From: Chuck Palmer [chuck@river.com]
Sent: Tuesday, October 14, 2008 6:12 PM
To: Hippely, Hannah; Robert Perletz
Cc: Ray Proulx

To whom it may concern:

On October 14, 2008 I met with Ray Proulx, Fire Marshal for the Rocky Mountain Fire District at the Avalon Building (6185 Arapahoe Rd, Boulder CO). We did a full tour of the building, and we discussed the letter I wrote(attached) in response Ray's question on his response to SU-08-008. Ray was very satisfied with the current state of things and the future direction for development. He took the opportunity to issue a Annual Fire Inspection Report which only stated "No Violations" (brief and to the point).

We also discussed the Fire Lane access. Mainly, I learned what that entailed. And we discussed what impacts if any an outdoor recreation area would have on Fire Lane access. We also talk about egress issues of the outdoor recreation area if fenced.

I/we (Boulder Dance) will keep the Fire District informed and involved of future developments.

Chuck Palmer
Boulder Dance LLC
303-786-8502
303-718-4792 cell

Hippely, Hannah

From: Robert Perletz [rperletz@winstonassociates.com]
Sent: Thursday, February 26, 2009 9:28 AM
To: Hippely, Hannah
Cc: chuck@river.com
Subject: RE: SU-08-008 Palmer Referral Responses

Hi Hannah,

The following is the additional information you requested concerning the professional office use. Would it be possible for you to send me a copy of the November 3, 2008 letter mentioning this issue?

hours of operation - unknown at this time without a specific tenant. We would anticipate nothing beyond 7 AM to 12 mid-night

users - unknown at this time without a specific tenant. We would anticipate including any use allowed in the professional office category in the LUC except medical and dental-offices.

leased as a group or individually - This would depend on the future tenant, but we would want to maintain as much flexibility as possible. The likelihood is they would be leases individually.

offices be accessed from within the building - We did not anticipate installing new exterior doors for the office spaces. Where existing exterior door allow access areas presently used by tenant would remain.

I have passed on the staff's position on this docket to Chuck to confirm that he is proceeding. Is there an option to delay the hearing to April since Chuck is out of town for the March PC hearing?

Thanks for your help

Bob Perletz
Winston Associates, Inc.
4696 Broadway
Boulder, CO 80304
303-440-9215 (o)
303-449-6911 (f)

Due to the potential that information exchanged by electronic media can deteriorate, be damaged, lost or modified, intentionally or otherwise, use of this electronic data by anyone other than Winston Associates, Inc. shall be at the sole risk of such user and without liability or legal exposure to Winston Associates, Inc. The recipient is responsible for verifying the accuracy of the data compared to the hard copy documentation within 48 hours of receipt. If there is a discrepancy between the hard copy and the electronic copy, the hard copy will govern. Recipient assumes all risk in the changing or modification of data and revisions or updating hard copy documents

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

From: Hippely, Hannah [mailto:hhippely@bouldercounty.org]
Sent: Wednesday, February 25, 2009 4:34 PM
To: Robert Perletz
Subject: RE: SU-08-008 Palmer Referral Responses

Hi Bob,

The Land Use staff will be recommending denial of this docket. It can be presented to Planning Commission in March. I wanted to confirm with

JAN 15 2009

BOULDER DANCE LLCCOUNTY
SE

v Chuck Palmer
v 2270 Bluebell Ave
v Boulder, CO 80302
v chuck@river.com
v 303-786-8502

January 15, 2009

Boulder County Land Use Department
P.O. Box 471
Boulder, CO 80306

ATT: Ms. Hannah Hippely - Planner

RE: SU-08-008 Boulder Dance - Referral Comments

Dear Hannah,

The following is a summary of the referral comments we have received and our response to resolving any concerns identified. For sake of brevity we have not included the eleven referral responses that responded with "no conflict"

1. **Boulder County Building Division** – We have complete building permit BP-08-997 to address safety issues identified by Jeff Dwight upon inspection of work done without a permit. We are proceeding with the Special Use Review diligently so that we will be allowed to submit for a building permit.
2. **Rocky Mountain Fire District** – We have received a series of question from Ray Proulx concerning this property. As a result of Ray's comments we have meet on-site (Oct 13, 2008) and completed a tour of the building which included the annual fire inspection. The annual inspection resulted in a conclusion of "no violations". The applicant has responded in writing (attached) to the questions submitted by the fire district and discussed on site. The responses were considered satisfactory by the fire district based on a follow up discussion with Mr. Proulx.
3. **Boulder County Health Department** – The Applicant will comply with State and local regulations identified in the comment from the Health Department. Because any planned disturbance of the site as part of this application is significantly below the threshold identified we have not addressed the comments related to Land Disturbance and Stormwater Management.

4. **Boulder County Transportation Department** – We have reviewed the comments received for Anita Riley of the County Transportation Department and have provided these comments to Matt Delich, our traffic engineer. As noted by Anita, the project was also referred to Colorado Department of Transportation who provided one of the “no conflict” responses. A full traffic study by Delich Associates is attached.
5. **Boulder County Long Range Planning** – In response to Peter Fogg, Senior Planner, Current/Long Range Planner.

First a correction, Mr. Fogg identified the property under the BVCP as designated Transitional Business. Our review and confirmed by Susan Richstone, Long Range Planning Manager, City of Boulder, is that the property under the BVCP is designated Community Industrial. This was brought to Mr Fogg's attention in a meeting with Mr. Fogg, Ms. Richstone, Hannah Hippely (County Planner), and our personnel.

Mr. Fogg noted that the property is zoned Light Industrial and gave a short description of the Light Industrial District from the Land Use Code.

A. Purpose: Areas for the development of research, light industrial, warehouse, and/or distribution centers.

From this statement he is inferring incompatibility with zoning. But upon further reading of the Land Use Code, as excerpted below, recreational and office uses are fully compatible with Light Industrial zoning based on the fact the proposed uses are identified as “by-right” uses.

B. Principal Uses Permitted

...
5. *Industrial Uses (see 4-505)*

- a. Light Industrial*
- b. Outside Storage (S)*
- c. Recycling Processing Facility (S)*

...
9. *Office Uses (see 4-509)*

- a. Professional Office*

...
10. *Recreation Uses (see 4-510)*

- a. Indoor Recreation*
- b. Membership Club*
- c. Outdoor Recreation, for day use*
- d. Outdoor Recreation, for night use (S)*

...
15. *Warehouse Uses (see 4-515)*

- a. Personal Storage Facility*
- b. Warehouse and Distribution Center*

These uses go far beyond what is implied by the short description of Light

Industrial District. The uses that we are requesting as part of our Special Use are **boldly** indicated above. Our uses are clearly compatible in a Light Industrial District in Boulder County.

In Mr Fogg's referral comments he states that a "Special Use Review" triggers the designation of the project as "New Urban Development" as defined by the BVCP. This also over states the case. In the BVCP, "New Urban Development" is defined as:

"Any proposed development within Area II subject to a county discretionary review process before the Board of County Commissioners, provided the county determines that the proposed development is inconsistent with the land use projections, maps or policies of the Boulder Valley Comprehensive Plan in effect at that time."

The definition states that having a project within Area II and requiring Special Use Review does not require the project be designated as "New Urban Development" unless it meets the further **determination** that the specific project is **inconsistent** with the BVCP.

Based on our analysis of the BVCP, Boulder Dance is not "New Urban Development". We are not radically changing the building. The building was built in 1970 and we are not modifying the exterior of the building. We are only doing tenant finish to allow multiple "use by-right" activities to occur within a single building. In most cases these kind of facilities end up in rural areas because uses such as Boulder Dance LLC can't afford the cost of space associated with municipalities although the central purpose for the facility is to support the surrounding community similar to a grange.

We are very consistent with the County zoning and the BVCP. As part of our meeting with City and County staff Mr. Fogg noted, **It seem to be a consistent use. We don't know what the projections were.** [Referring to the "*proposed development is inconsistent with the land use projections*" clause of the BVCP] **So part of this depends on whether it is consistent with land use projections and master policies. And that's partly why we referred this to the city.** Based on the comments we received and our discussions with the Staff it is evident that the determination of "New Urban Development" was made by Mr. Fogg and not on a review of the BVCP by the City.

At the suggestion of the County staff, as part of the initial preapplication conference, it was recommended discussing the application with representatives of the City of Boulder due to the location of the project within Area II. We contacted the Ms. Richstone (city long range planner) and provided her information similar to what would be provided in the referral packet. Ms. Richstone's comments were provided in a email stating "From the information you provided and a discussion with Boulder County I did not see anything of concern for us outside of the need to address the change in utility service" (dated 7-9-08). Previous discussions were held with the City planning staff engineer, Steve Buckbee. During a 7-3-08 phone conversation with Mr. Buckbee, he stated

that "the proposed uses would not increase demand for water and sewer and that he would contact you [Ms. Richstone] to discuss further." The 7-9-08 email from Ms. Richstone confirms that the subsequent referral comment from the city **only** reviewed this application in the light of the County's erroneous determination that the application is "New Urban Development". Ms. Richstone (city long range planner) stated in our meeting that if the County had not made the determination of "New Urban Development" then the City would not be suggesting annexation.

Mr. Fogg's fifth point is that "The proposed uses more closely fit the BVCP Transitional Business designation than the County's Light Industrial Zoning District." To appropriately respond to this comment we first recognized that the project is within Community Industrial rather than Transitional Business as stated in Mr. Fogg's comments.

First the correction to Community Industrial of the BVCP which is described as:

"The Community Industrial classification is shown for those areas where the predominant uses provide a direct service to the planning area. These uses often have ancillary commercial activity and are essential to the life of the Boulder community."

This appears to be an accurate description of the uses proposed as part of this application. Thus, we fit nicely within both the county's zoning and the BVCP land use ideals. The BVCP is an over arching land use plan to give direction to and provide consistency across the city and county. So we believe, based on the consistency of the application with County zoning and the BVCP classification the proposed use is located appropriately. In contrast it is unclear if the proposed use actually fit in any of the City's zoning districts that relate to Community Industrial land use of the BVCP. This is not address by either Mr. Fogg or Ms. Richstone.

The statement from Mr. Fogg that "The proposed uses more closely fit the BVCP Transitional Business designation than the county's Light Industrial District" in our analysis, is false.

Mr Fogg's concludes "Given all these facts ..." Our analysis disputes of many of Mr Fogg's *facts*. A summary follows:

- 1) The description of Light Industrial Zoning District is over simplified and does not accurately include the by-right uses.
- 2) The wrong Land Use Category of the BVCP and associated wrong description.
- 3) Thus the conclusion that the project is inconsistent with the BVCP is based on the wrong facts.
- 4) The statement that **only** a "Special Use Review" triggers the "New Urban Development" is inaccurate and does not include the required analysis of whether this application is consistent with land use projections and master policies of the BVCP.
- 5) The City's initial review of the application accepted the project as being appropriate in its existing location within Boulder County. It

was not until the County made the erroneous determination that the project was "New Urban Development" that the City stated is requirement to annex and was not based on consistency with an analysis of city zoning nor any review of the BVCP.

We respectfully disagree with Mr. Fogg's conclusion.

6. **City of Boulder Long Range Planning** – In response Ms. Susan Richstone, Long Range Planning Manager, City of Boulder.

Ms Richstone states,

Consistent with the Boulder Valley Comprehensive Plan and the county's finding that this proposal constitutes "new urban development,"

In additional conversations with Ms Richstone, she stated that her referral comment is based on the County's determination that the application is "New Urban Development". The suggestion to annex is based solely on the County's determination.

The city's response and recommendation is directly and solely based on the county's finding of New Urban Development.

We would like to request that this application for Special Use be referred to the Planning Commission and the County Commissioners for further consideration.

Sincerely



Charles Palmer
Principal Member of Boulder Dance LLC

WINSTON



ASSOCIATES

Planning
Community Design
Landscape Architecture
3D Visualization

October 20, 2008

VIA EMAIL - hhippely@bouldercounty.org

Boulder County Land Use Department
P.O. Box 471
Boulder, CO 80306

ATT: Ms. Hannah Hippely - Planner

RE: SU-08-008 Boulder Dance - Referral Comments

Dear Hannah;

We have received a number of referral comments concerning the proposed Special Use Review for the Boulder Dance facility located at 6185 Arapahoe Road. As we have discussed, we have been unable to completely address some of the referral comment with adequate time for staff review of our responses prior to the October 29th docket review meeting. We understand that this will likely result in the staff determining at their October 29th meeting that this docket is not ready to proceed to Planning Commission and we would agree.

However, in an effort to demonstrate that we are actively working to resolve all unanswered questions concerning this docket we felt it would be appropriate to provide you an update of our activities resolving many of the questions that were identified as part of the referral process.

The following is a summary of the referral comments we have received and a description of our progress in resolving any concerns identified. For sake of brevity we have not included the eleven referral responses that responded with "no conflict"

1. **Boulder County Long Range Planning/City of Boulder Long Range Planning** - Based on the comments from Pete Fogg, County Long Range Planner, and the Susan Richstone, City Long Range Planner, we met with you, Pete and Susan. We discussed Pete's conclusions that the proposal results in the project being designated as "new urban development" and the proposed multiple uses are more appropriately located within the City of Boulder. Based on Pete's conclusions, Susan determined that the property would be required to annex if considered "new urban development". Based on our meeting, Pete and Susan felt that further analysis of Pete's conclusions was appropriate and that they would discuss the project further and respond with the results of their discussions. As of the date of this letter we have not received any communication from either Pete or Susan. Since this is a significant issue that impact how we proceed with this proposal, we are in agreement that the proposal is not ready for Planning Commission review until we have resolved this issue to the satisfaction of those involved.
2. **Boulder County Transportation Department** - We have reviewed the comments received for Anita Riley of the County Transportation Department and have provided these comments to Matt Delich, our traffic engineer. As noted by Anita, the project was also referred to Colorado Department of Transportation who provided one of the "no conflict" responses. We have

4696 Broadway
Boulder, CO 80304
Tel: 303-440-9200
Fax: 303-449-6911
winstonassociates.com

reviewed the comments provided related to parking lot layout and will prepare a revised parking lot layout that attempts to address these comments. We have requested that Matt Delich contact Anita directly to resolve the comment concerning the traffic study prepared for this proposal. Matt had proceeded with the preparation of the study based on communication with the County's Transportation Staff. Based on the comments received, it appears the communication was unclear and that additional work maybe needed to provide an adequate traffic study. Matt is attempting to setup a meeting with the appropriate staff members in the County Transportation Department to clarify what changes are required. If the Staff requires additional information based on data that presently is not available (i.e. traffic counts on adjacent street) our response will be delayed until the data can be collected and integrated into a revised traffic study.

3. **Rocky Mountain Fire District** - We have received a series of question from Ray Proulx concerning this property. As a result of Ray's comments we have meet on-site and completed a tour of the building which included the annual fire inspection. The annual inspection resulted in a conclusion of "no violations". The applicant has responded in writing (attached) to the questions submitted by the fire district and discussed on site. The responses were considered satisfactory by the fire district.
4. **Boulder County Building Division** - As you recollect the issue that initiated the need for the Special Use Review for this property was the result of code violations. We have met with Jeff Dwight- Chief Building Inspector and Pat Maynes, County Attorney and are proceeding with the Special Use Review diligently so that we will be allowed to submit for a building permit.
5. **Boulder County Health Department** - The Applicant will comply with State and local regulations identified in the comment from the Health Department. Because any planned disturbance of the site as part of this application is significantly below the threshold indentified we have not addressed the comments related to Land Disturbance and Stormwater Management.

Thank you for your help with this application. We look forward to resolving the remaining issues and proceeding with the formal review of this Special Use Review. As we resolve issues and are able to respond the items described above, we will stay in communication with you as to our progress.

Sincerely;
WINSTON ASSOCIATES, INC.
Robert L. Perletz ASLA

CC: Chuck Palmer - Boulder Dance chuck@river.com
Mathew Delich - Delich Associates matt@delichassoc.com

APR 09 2009

BOULDER COUNTY
LAND USE

BOULDER DANCE LLC

v Chuck Palmer
v 2270 Bluebell Ave
v Boulder, CO 80302
v chuck@river.com
v 303-786-8502

April 6, 2009

Boulder County Land Use Department
P.O. Box 471
Boulder, CO 80306

ATT: Ms. Hannah Hippely -- Planner

RE: SU-08-008 Boulder Dance - Determination Letter Request

Dear Hannah,

This letter is our request for a determination letter from the Land Use Director concerning the use of the Boulder Dance facility for private parties as accessory to the Recreational use and thus be allowed in some manner. The following outlines the private use of the facility.

1. Private parties would occur primarily on Friday night, Saturday and Sunday to avoid conflicts with Professional Office, Warehouse and Distribution and Light Industrial uses proposed for the building.
2. Private parties would occur approximately four to six times a month throughout the year.
3. Private parties would be limited to the use of the existing break room kitchen and the indoor and outdoor dance space.
4. The maximum number of people attending a private party would be based on the proposed 157 parking space associated with Boulder Dance. (We would like to work out with the County a maximum number of participants allowed based on the 157 available spaces.)

We are open to discuss any other concerns or issues you may have with the idea of allowing a limited amount of private parties uses within the property, but we generally think the conditions proposed will successfully allow the private parties uses to proceed in a compatibles manner with the uses initially proposed. I look forward to discussing any other items that might be helpful in the County to reach the conclusion that limited "Reception Hall/Community Meeting Facility" uses are accessory to the "Indoor Recreation" use.

Thanks for your help and we look forward to proceeding with this application.

Sincerely

Charles M Palmer

Charles Palmer
Principal Member of Boulder Dance LLC



K U
JAN 15 2009

BOULDER COUNTY
SE

BOULDER DANCE LLC

■ Chuck Palmer
■ 2270 Bluebell Ave
■ Boulder, CO 80302
■ chuck@river.com
■ 303-786-8502

October 9, 2008

Ray Prouix
Rocky Mountain Fire
7700 Baseline Rd
Boulder, CO 80303
303-494-3735
303-499-8973 fax

Re: Docket SU-08-008 6185 Arapahoe Rd. Boulder CO 80303

Dear Mr Prouix,

I am responding to your questions:

Is the building sprinkler and is the system working?

Yes and Yes

Does the building have a fire alarm system?

Yes

How many exists are in the building?

8

Is there a fire lane around the building?

Yes

Is the outdoor recreation area going to be fenced in?

Unknown. Needs to be discussed. To be determined.

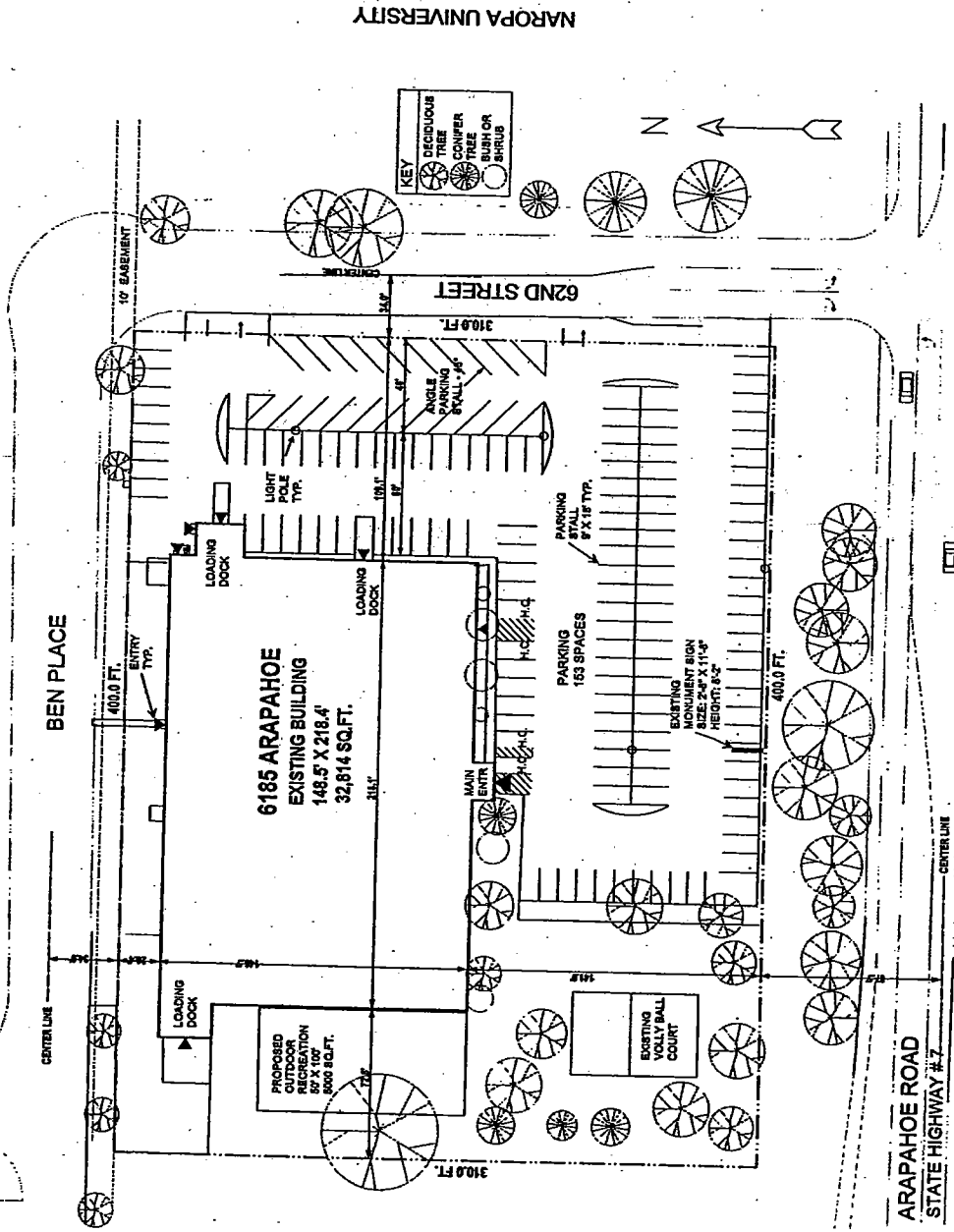
I would like the opportunity to talk with you. Please call 303-786-8502

Sincerely,

Charles M Palmer

WAREHOUSE/OFFICE USE

WAREHOUSE USE



NAROPA UNIVERSITY

HAINSWHITE WAVE MANUFACTURING PLANT

SITE PLAN SCALE: 1" = 60 FT.

BOULDER DANCE LLC SPECIAL USE REVIEW

APPENDIX A

August 8, 2008

Appendix A has not been included in each referral package. This information is available at the Boulder County Land Use Department through the project Planner, Greg Oxenfeld (303-441-3930) or from the Applicant's representative, Bob Perletz (303-440-9215)

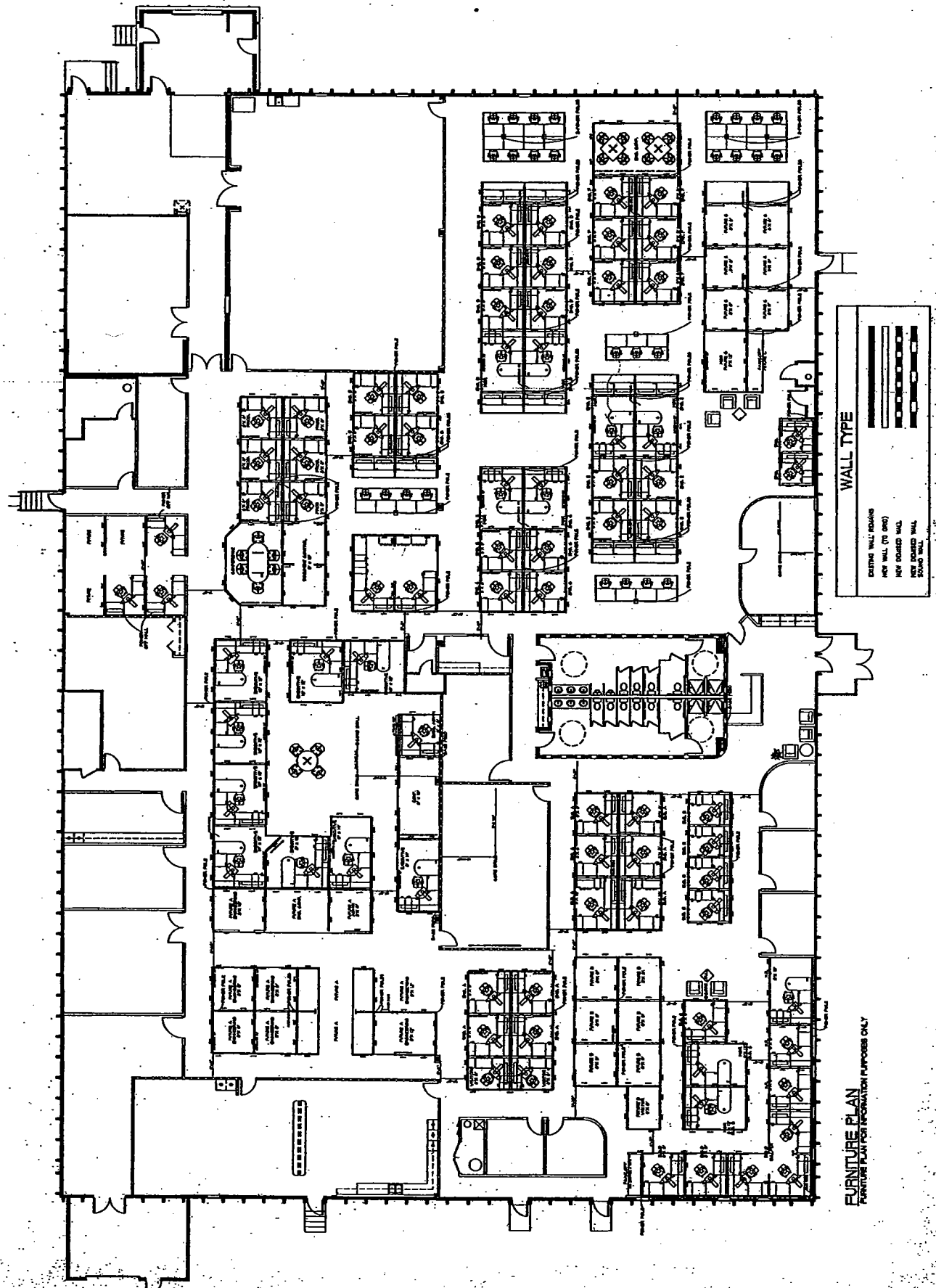
1. Crosslink Furniture Plan
2. County APO List
3. Ordinance No. 3579 and Memorandum of Understanding (1970 agreement for the City of Boulder to provide water and sewer service)
4. Water and Sewer correspondence with City of Boulder
5. Title Report
6. Traffic Report

OWNER'S REP. - COLORADO GROUP
 3434 47TH STREET #220
 BOULDER, COLORADO

CROSSLINK
 6185 ARAPAHOE AVENUE
 BOULDER, COLORADO

PROJECT NO. 15-0000
 DATE: 1/17/00
 REVISIONS:
 15-0000-01

SHT. NO. A-6



FURNITURE PLAN
 FURNITURE PLAN FOR REFORMATION PURPOSES ONLY

AN ORDINANCE RELATING TO THE WATER AND SEWER UTILITIES OF THE CITY OF BOULDER, COLORADO; AUTHORIZING Z-D, INC., AND DEAN CALLAN AND COMPANY TO MAKE CONNECTION WITH THE WATER AND SEWER UTILITIES OF THE CITY OF BOULDER AND AUTHORIZING THE EXTENSION OF WATER AND SEWER UTILITY SERVICES OUTSIDE THE CITY LIMITS OF THE CITY OF BOULDER TO SAID Z-D, INC., AND DEAN CALLAN AND COMPANY ON A REVOCABLE PERMIT BASIS; PRESCRIBING TERMS AND CONDITIONS UPON WHICH SAID SERVICES SHALL BE FURNISHED AND CONTINUED; AND, PRESCRIBING OTHER DETAILS IN CONNECTION WITH THE GRANTING OF SAID SERVICE.

WHEREAS, Z-D, Inc., is the owner of certain property located in Section 27, T. 1 N., R. 70 W. of the 6th P. M. in Boulder County, Colorado, and have applied for water and sanitary sewer services for the said property described below, which will be used as a commercial warehouse:

WHEREAS, the laws of the City of Boulder provide that municipal water and sanitary sewer service may be supplied to property located outside the city limits of the City of Boulder under such terms and conditions as the City Council of the City of Boulder shall by ordinance set forth:

WHEREAS, the City Council of the City of Boulder, Colorado, has determined that said services should be granted on a revocable permit basis subject to the terms and conditions herein set forth.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO, THAT:

Section 1. In consideration of the payment of monies and the faithful keeping and performance of the terms and conditions herein, the revocable permit, revocable at any time, by and at the pleasure of the present or any future City Council of the City of Boulder, Colorado, be, and the same is, hereby granted to Z-D, Inc. and Dean Callan and Company to connect a

ORDINANCE NO. 3579

AN ORDINANCE RELATING TO THE WATER AND SEWER UTILITIES OF THE CITY OF BOULDER, COLORADO; AUTHORIZING Z-D, INC., AND DEAN CALLAN AND COMPANY TO MAKE CONNECTION WITH THE WATER AND SEWER UTILITIES OF THE CITY OF BOULDER AND AUTHORIZING THE EXTENSION OF WATER AND SEWER UTILITY SERVICES OUTSIDE THE CITY LIMITS OF THE CITY OF BOULDER TO SAID Z-D, INC., AND DEAN CALLAN AND COMPANY ON A REVOCABLE PERMIT BASIS; PRESCRIBING TERMS AND CONDITIONS UPON WHICH SAID SERVICES SHALL BE FURNISHED AND CONTINUED; AND, PRESCRIBING OTHER DETAILS IN CONNECTION WITH THE GRANTING OF SAID SERVICE.

WHEREAS, Z-D, Inc., is the owner of certain property located in Section 27, T. 1 N., R. 70 W., of the 4th P.M. in Boulder County, Colorado, and have applied for water and sanitary sewer services for the said property described below, which will be used as a commercial warehouse:

WHEREAS, the laws of the City of Boulder provide that municipal water and sanitary sewer service may be supplied to property located outside the city limits of the City of Boulder under such terms and conditions as the City Council of the City of Boulder shall by ordinance set forth:

WHEREAS, the City Council of the City of Boulder, Colorado, has determined that said services should be granted on a revocable permit basis subject to the terms and conditions herein set forth.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO, THAT:

Section 1. In consideration of the payment of monies and the faithful keeping and performance of the terms and conditions herein, the revocable permit, revocable at any time, by and at the pleasure of the present or any future City Council of the City of Boulder, Colorado, be, and the same is, hereby granted to Z-D, Inc. and Dean Callan and Company to connect a

1 1/4-inch tap to the water utility of the City of Boulder and to connect a 4-inch tap to the sanitary sewer line of the City of Boulder. That such permission is granted for the sole and express purpose of allowing Z-D, Inc. and Dean Callan and Company to obtain water and sanitary sewer services on a revocable permit basis from the City of Boulder to provide such services to buildings to be used for manufacturing and storage on land which is located outside the city limits of the City of Boulder, and particularly described as follows, to-wit:

Commencing at the Southeast corner of the Southeast Quarter of Section 27, T. 1 N., R. 70 W. of the 6th P.M., Boulder County, Colorado; Thence North 0° 19' 40" W., along the East line of the said Southeast Quarter, 80.5 feet; Thence South 89° 40' 45" W., along the North line of State Highway #7 right-of-way (parcel #E-35), 505 feet to the True Point of Beginning; Thence South 89° 40' 45" W., along the said North line of State Highway #7 right-of-way, 400 feet; Thence North 0° 19' 40" West, parallel to the East line of the said Southeast Quarter of Section 27, 310 feet; Thence North 89° 40' 45" E., parallel to the said North line of State Highway #7 right-of-way, 400 feet; Thence South 0° 19' 40" E., parallel to the East line of the said Southeast Quarter of Section 27, 310 feet to the True Point of Beginning, containing 124,000 square feet (2.8466 acres, more or less).

Section 2. The water and sanitary sewer service herein authorized are restricted exclusively to the land and use described in Section 1. of this ordinance. No enlargement nor increase in said service shall be made without written approval of the City Council.

*NOT SO. WITH
Changes to Building*

Section 3. In consideration of the permit to connect to the water and sewer utility systems of the City of Boulder, the following conditions must be met by Z-D, Inc., and Dean Callan and Company:

(a) The connections herein authorized shall be made with the City of Boulder water utility system and sanitary sewer system at such points as the City Manager of the City of Boulder shall in writing prescribe.

*IS DANCE
STUDIO -
increased USE
How to determine*

(b) Such connections will be at the sole expense of Z-D, Inc., and Dean Callan and Company and construction and maintenance thereof shall be accomplished in accordance with the standards required by the Director of Public Utilities.

(c) The applicable water and sewer plant investment fees and the applicable share of the cost of any existing water and sewer main shall be paid prior to connection to the utilities of the City and Z-D, Inc., and Dean Callan and Company agree to pay all applicable front footage costs of extending the mains in the future in accordance with customary charges therefor under policies established by the City of Boulder.

(d) The outside City rates shall be paid for such services as are now, or hereafter may be, provided by the laws of this City and such devices for measurement thereof as the City may require shall be installed.

(e) All laws, rules, regulations and administrative orders of the City of Boulder, including but not limited to, the Zoning Code, Fire Prevention Code, Electrical and Plumbing Codes, and Housing Code shall be complied with and if any improvements are permitted by the City of Boulder, the same shall be constructed in accordance with all city laws, rules, regulations and the customary inspection fees shall be paid.

*Property in
County -
subject to
City - zoning,
fire etc. codes*

(f) Z-D, Inc., and Dean Callan and Company agree to pay one-half of one per cent of the valuation of existing structure or structures to be placed upon the land. Such assessment is to be used for public purposes as deemed appropriate by the City Council, and payable prior to the first reading of this ordinance by the City Council. Any structure placed on the land in the future which must be served by City utilities will be assessed one-half of one per cent of its value payable at the time a building permit is issued or prior to connection to the utilities of the City.

INTERIOR IMPROV.

Section 4. Z-D, Inc., and Dean Callan and Company shall not annex the real property above-described to any governmental unit other than the City of Boulder and shall not promote or agree to promote, form, organize or participate directly or indirectly in the promotion, formation or organization of any municipal corporation, quasi-municipal corporation, or other governmental unit of whatever type, designation or form, or by whatever name or designation the same may be known, as now or hereafter provided by the laws of the United States or of the State of Colorado, and included therein, without the express permission of the City of Boulder.

Section 5. Z-D, Inc., and Dean Callan and Company agree to file with the City of Boulder a valid annexation petition petitioning the above-described real property for annexation to the City of Boulder when directed to do so by the City after the date that the hereinabove described real property becomes eligible for annexation to the City of Boulder under the provisions of present or future laws of the State of Colorado, or if requested, to do all things necessary to further the annexation of the above-described real property to the City of Boulder, Colorado.

Section 6. Z-D, Inc., and Dean Callan and Company understand and agree that this grant of a revocable permit does not relieve its property from assessments that may be levied against it or its property after annexation to the City of Boulder for special benefits attaching to the property as a result of the construction or installation of local improvements.

Section 7. If Z-D, Inc., and Dean Callan and Company shall fail to perform as herein required, the City may, in addition to any other remedies it may have under the law, at the election of the City Council, either terminate the services, suspend the services herein granted, or

impose other additional and different terms and conditions as the City Council shall deem appropriate, until Z-D., Inc., and Dean Callan and Company shall perform in all respects as prescribed. Z-D., Inc. and Dean Callan and Company further understand and agree that the City of Boulder at its option may change the existing schedule and charges and continue furnishing the said services on such new schedule and charges and such other additional and different terms and conditions as the City Council of the City of Boulder shall deem appropriate and by ordinance prescribe.

Section 8. The services to be performed by the City under the provisions hereof are on a revocable permit basis and shall be subordinate and subject to the requirements of such service or services within the City.

Section 9. Z-D., Inc., and Dean Callan and Company shall pay all costs of publication of this ordinance, all costs of title memorandum evidencing ownership and offer for sale to the City at their fair market value water and ditch rights appurtenant to or used upon the above-described real property. All costs expended in recording documents related to this permit shall also be paid by Z-D., Inc., and Dean Callan and Company.

Section 10. Upon approval by the City Council of this contract, the people have a right to a referendum. The risk of delay and non-performance for this reason is borne by the other party to this contract and not the City of Boulder.

Further, the City of Boulder is of the opinion that it has the legal authority to enter into the within contract and the powers and authority to perform all obligations herein imposed upon it. However, the City cannot anticipate what challenges, if any, might be made by any person.

INTRODUCED, READ AND ORDERED PUBLISHED this 17th day of
March, A. D. 1970.

James C. Buechner
Acting Mayor

Attest:

Steph. K. ...
Director of Finance and Record
Ex-officio City Clerk

READ ON SECOND READING, PASSED AND ADOPTED this 7th
day of April, A. D. 1970.

Paul Knecht
Mayor

Attest:

Steph. K. ...
Director of Finance and Record
Ex-officio City Clerk

MEMORANDUM OF AGREEMENT

WHEREAS, Z-D, Inc., and Dean Callan and Company, hereinafter referred to as "Applicants", have requested that the City of Boulder, hereinafter referred to as "City", furnish its water and sewer utility services on a revocable permit basis to the following described property located outside the city limits of the City of Boulder:

Commencing at the Southeast corner of the Southeast Quarter of Section 27, T. 1 N., R. 70 W. of the 6th P.M., Boulder County, Colorado; Thence North 0° 19' 40" W., along the East line of the said Southeast Quarter, 80.5 feet; Thence South 89° 40' 45" West, along the North line of State Highway #7 right-of-way (parcel #E-35), 505 feet to the True Point of Beginning; Thence South 89° 40' 45" West, along the said North line of State Highway #7 right-of-way, 400 feet; Thence North 0° 19' 40" West, parallel to the East line of the said Southeast Quarter of Section 27, 310 feet; Thence North 89° 40' 45" East, parallel to the said North line of State Highway #7, right-of-way, 400 feet; Thence South 0° 19' 40" East, parallel to the East line of the said Southeast Quarter of Section 27, 310 feet to the True Point of Beginning, containing 124,000 square feet (2.8466 acres), more or less.

WHEREAS, the Applicants understand and agree that in addition to the terms and conditions set forth in the ordinance granting the revocable permits, the request for water and sewer service is conditioned on the additional terms and conditions herein contained:

WHEREAS, the City is interested in ensuring that certain things will be accomplished by Applicants in order to protect the public health, safety and welfare:

NOW, THEREFORE, in consideration of the granting of said revocable permits by the City of Boulder, the Applicants covenant and agree as follows:

1. Prior to the second reading of the ordinance granting the revocable permits, the Applicants shall submit to the City a complete water and sewer

utility plan for the above-described property, said plan to be approved by the Coordinator of Public Facilities. The Applicants further agree to convey any utility easements required by said plans. The installation of utilities shall then be in accordance with said plans and specifications as submitted to and approved by the Coordinator of Public Facilities.

2. Prior to the second reading of the ordinance granting the revocable permits, the Applicants shall submit a complete and detailed storm drainage plan to cover any storm or water drainage on the above-described property, said plan to be approved by the Coordinator of Public Facilities. The installation of said storm drainage facility shall be in accordance with the plans and specifications as submitted to and approved by the Coordinator of Public Facilities.

3. The Applicant Z-D, Inc., agrees to dedicate unto the County of Boulder a 68-foot right-of-way for the street running along the east side of the above-described property.

4. The Applicants agree to build sidewalks as per City standards along Arapahoe Avenue and along the street abutting upon the east side of the above-described property, at such time as the City's Coordinator of Public Facilities requests them to do so.

5. Applicant Z-D, Inc. agrees to reserve for street right-of-way, prior to the issuance of a building permit for the above-described property, a strip of land 68 feet wide west of the centerline of 63rd Street between the C & S Railroad right-of-way and Arapahoe Road.

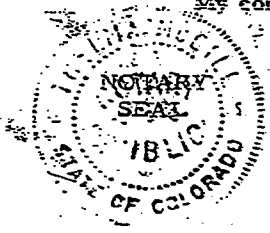
6. The Applicants agree that if at some time in the future the City institutes a policy of imposing non-discrimination requirements in revocable permits, they will subscribe and act in accordance with such policies as

STATE OF COLORADO)
) SS.
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 31st
day of March, 1970, by Dean W. Callan as
of Dean Callan and Company.

Witness my hand and official seal.

My commission expires July 5, 1972.



John M. Gill
Notary Public

DELICH ASSOCIATES Traffic & Transportation Engineering

2272 Glen Haven Drive Loveland, Colorado 80538

Phone: (970) 669-2061 Fax: (970) 669-5034



MEMORANDUM

TO: Chuck Palmer
Bob Perletz, Winston Associates
Boulder County Transportation
Gloria Hice-Idler, CDOT

FROM: Matt Delich

DATE: August 13, 2008

SUBJECT: Building at 6185 Arapahoe Avenue Traffic Analysis
(File: 0540ME02)



Chuck Palmer, owner of the building at 6185 Arapahoe Avenue in Boulder County is proposing additional land uses within the building. This memorandum provides trip generation information regarding the uses in this building. The scope of this memorandum was discussed with Justin Gindlesprger, Boulder County Transportation and Gloria Hice-Idler, CDOT.

This building is in an industrial/business park area. The site plan is provided in Appendix A. Access to the parcel is from 62nd Street, which serves a number of other properties to the north. Sixty-second Street intersects Arapahoe Avenue at a T-intersection, with stop sign control on 62nd Street. No new accesses are proposed to either 62nd Street or Arapahoe Avenue.

Appendix B shows the existing and proposed uses within this building. The portion labeled "Indoor Recreation" is the existing Boulder Dance operation. The other existing uses within the building are: Warehouse - 8500 square feet; and Light Industrial - 6500 square feet. The proposed uses will be Professional Office -2800 square feet and Outdoor Recreation - 5,000 square feet. Table 1 shows the estimated daily and peak hour trip generation. This was calculated using Trip Generation, 7th Edition, ITE as the reference for the professional office. The trip generation for the existing uses was determined using actual data provided by Chuck Palmer, which is shown in Appendix C. The Outdoor Recreation trip generation was estimated by factoring the Indoor Recreation trip generation by 0.33 (5,000 s.f./15,000 s.f.). The total calculated trip generation for this building is: 590 daily trip ends; 37 morning peak hour trip ends; and 30 afternoon peak hour trip ends.

If this building were used entirely as a light industrial land use, the calculated trip generation would be: 230 daily trip ends; 31 morning peak hour trip ends; and 32 afternoon peak hour trip ends. This is shown in Table 2. With the existing/proposed uses, there would be an increase in the daily trip generation, compared to all light industrial use in this building. The increase in daily trip generation, while relatively significant, would occur in the evenings after 7 pm. The traffic on the adjacent street is much lower in the evening. The changes in peak hour traffic are only a few vehicle trip ends different, which is considered to be insignificant.

From this analysis, it is concluded that the existing and proposed uses within the building at 6185 Arapahoe Avenue will not impact the traffic during the peak hours of the street any different than if the building were used entirely as a light industrial land use. The increase in peak hour traffic will be less than 20 percent. Therefore, a new access permit is not required. It is respectfully requested that no further traffic analyses be required with regard to the proposed uses in this building.

TABLE 1 Trip Generation for Existing/Proposed Uses												
Code	Use	Size	AWDTE		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	In	Rate	Out	Rate	In	Rate	Out
	Indoor Recreation	15.0 KSF		384		5		11		5		7
	Light Industrial	6.5 KSF		24		4		0		0		4
	Warehouse	8.5 KSF		24		6		0		0		6
	Outdoor Recreat.	5.0 KSF		128		2		4		2		2
710	Office	2.8 KSF	11.01	30	1.36	4	0.19	1	0.25	1	1.24	3
Total				590		21		16		8		22

TABLE 2 Trip Generation with Light Industrial Uses												
Code	Use	Size	AWDTE		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	In	Rate	Out	Rate	In	Rate	Out
110	Light Industrial	32.814 KSF	6.97	230	0.81	27	0.11	4	0.12	4	0.86	28

APPENDIX A

BEN PLACE

CENTERLINE

10' EASEMENT

400.0 FT.

ENTRY TYP.

LOADING DOCK

PROPOSED HARDSCAPE
50' X 100'
5000 SQ. FT.
OUTDOOR RECREATION

6185 ARAPAHOE
EXISTING BUILDING
148.5' X 218.4'
32,814 SQ. FT.

LOADING DOCK

LIGHT POLE TYP.

LOADING DOCK

CENTERLINE

310.0 FT.

48'

48'

48'

310.0 FT.

ANGLE PARKING STALL - 45°

MAIN ENTR.

H.C.

H.C.

H.C.

PARKING STALL 9' X 18' TYP.

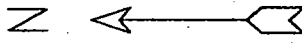
153 SPACES

EXISTING MONUMENT SIGN

SIZE: 2'-8" X 11'-8"

HEIGHT: 8'-2"

400.0 FT.

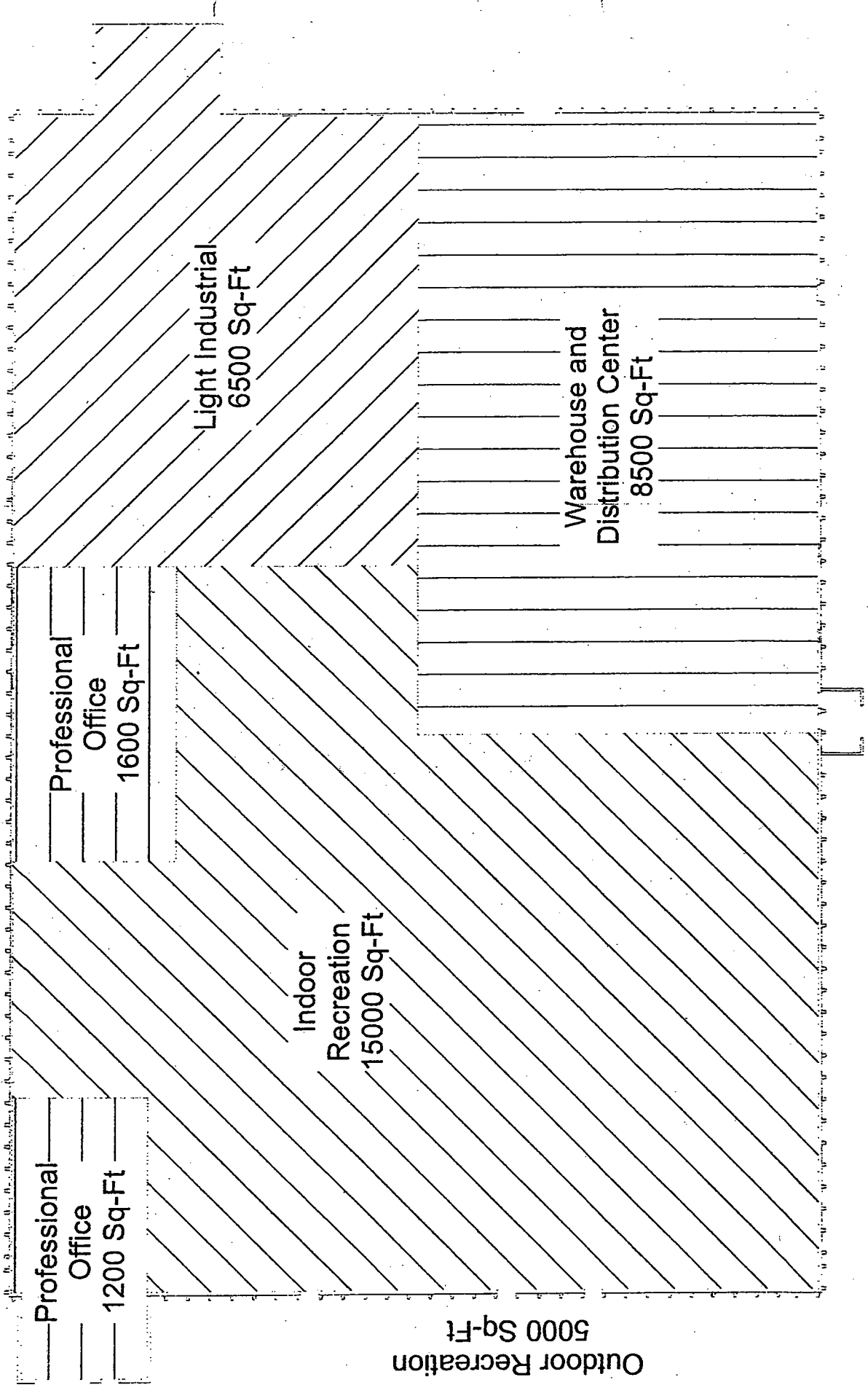


KEY	
	DECIDUOUS TREE
	CONIFER TREE
	BUSH OR SHRUB

ARAPAHOE ROAD
STATE HIGHWAY #7

SITE PL SCALE: 1" = 30 FT.

APPENDIX B



Professional Office
1200 Sq-Ft

Professional Office
1600 Sq-Ft

Light Industrial
6500 Sq-Ft

Warehouse and
Distribution Center
8500 Sq-Ft

Indoor
Recreation
15000 Sq-Ft

Outdoor Recreation
5000 Sq-Ft

APPENDIX C

Totals

	Monday		Tuesday		Wednesday		Thursday		Friday		Sat (1st & 3rd)		Sun (1st & 3rd)		Sat (2nd & 4th)		Sun (2nd & 4th)			
	Ar	Lv	Ar	Lv	Ar	Lv	Ar	Lv	Ar	Lv	Ar	Lv	Ar	Lv	Ar	Lv	Ar	Lv		
6:00 AM	0	0	30	24	15	12	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:00 AM	30	26	10	10	30	26	12	10	10	24	10	8	0	0	0	0	0	0	0	
8:00 AM	10	16	10	10	10	10	16	10	10	16	0	0	0	0	0	0	0	0	0	
8:00 AM	25	22	19	16	25	22	0	19	16	0	35	28	0	10	8	0	10	8	0	
10:00 AM	0	18	6	6	0	0	18	6	6	12	0	0	18	0	0	0	0	0	8	
11:00 AM	36	30	30	24	21	18	0	15	12	6	0	0	0	0	0	0	0	0	0	
12:00 PM	0	30	6	6	0	0	18	6	6	12	0	0	26	44	36	0	10	8	0	
1:00 PM	16	14	0	0	16	14	0	0	0	6	140	108	20	40	31	0	24	20	0	
2:00 PM	0	14	6	6	0	0	14	6	6	0	0	0	14	60	47	8	50	39	0	
3:00 PM	6	6	5	4	6	6	0	5	4	6	16	14	0	5	4	0	5	4	0	
4:00 PM	0	16	15	12	20	16	16	15	12	24	0	0	0	0	0	0	0	0	0	
5:00 PM	0	10	0	0	0	0	10	0	0	22	0	0	14	0	0	0	0	0	0	
6:00 PM	0	4	8	5	0	0	4	0	0	4	0	0	12	0	0	0	0	0	131	
7:00 PM	75	59	75	58	65	51	0	80	62	0	50	40	0	15	12	9	40	32	0	
8:00 PM	0	0	40	31	40	31	0	60	47	0	25	20	27	35	27	0	125	97	0	
9:00 PM	0	8	0	0	0	0	0	30	23	10	20	16	6	0	0	0	0	0	0	
10:00 PM	0	51	0	0	0	0	38	0	0	54	0	0	52	0	0	20	0	0	41	
11:00 PM	0	0	0	0	0	0	38	0	0	54	0	0	62	0	0	14	0	0	61	
12:00 AM	0	0	0	0	0	0	8	0	0	14	0	0	14	0	0	5	0	0	27	
		167		212		206		238		258		220		220		228		262		262

People per c 1.3
 Trips per we: 3009
 Avg per day 429.86

Sat avg 224 224
 Sun avg 200 200

Notes:
 I have defined a Trip to include one trip for arrival and one trip for departure. Is this correct? Or should it be one trip for an arrival / departure pair (ie count arrivals).

ALL EXISTING USES WITHIN THE BUILDING

From: Fogg, Peter
Sent: Thursday, October 23, 2008 4:27 PM
To: Hippely, Hannah
Subject: FW Docket SU-08-008 Palmer Multiple Principle Uses Referral.rtf - I think it's correct now with a few added revisions
From: Hippely, Hannah
Sent: Thursday, October 23, 2008 4:06 PM
To: Fogg, Peter
Subject: FW: Docket SU-08-008 Palmer Multiple Principle Uses Referral
Here it is.

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

From: Fogg, Peter
Sent: Thursday, September 25, 2008 10:15 AM
To: Hippely, Hannah
Subject: RE: Docket SU-08-008 Palmer Multiple Principle Uses Referral

Hannah - I've looked at SU-08-008 from the jointly adopted Boulder Valley Comprehensive Plan perspective and have the following comments:

- (1) The property is bordered by Area I (City limits) on two sides and is effectively an enclave:
- (2) The property is designated as Area IIA and has had that designation for over 20 years, giving it a prime eligibility status for annexation under the BVCP (Policy 1.22)
- (3) The property is currently receiving water and sewer service from the City of Boulder
- (4) Previous county building permits have been issued primarily for office-related uses
- (4) The property is zoned Light Industrial in the county and designated Community Industrial in the BVCP:
 - the Light Industrial Zoning District is defined as "Areas for the development of research, light industrial, warehouse and/or distribution centers"; whereas
 - the BVCP Community Industrial designation is defined as "...areas where the predominant uses provide a direct service to the planning area...[and] often have ancillary commercial activity and include auto-related uses, small printing operations, building contractors, building supply warehouses, small manufacturing operations and similar uses".
- (4) The applicant is seeking to get approval for multiple principal uses, which triggers a Special Use review under County regulations and which also triggers a "New Urban Development" review under Policy 1.24 of the BVCP, requiring referral to the city and providing great weight to the city's response in the county's review process
- (5) The proposed uses are not consistent with the BVCP Community Industrial Land Use designation, map, projections or policies.

Given all these facts, Long Range planning does not support the application and recommends that the applicants seek annexation to the city.

Peter Fogg
Senior Planner
Current/Long Range Planning Division

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

From: Hippely, Hannah
Sent: Wednesday, September 24, 2008 10:08 AM
To: Fogg, Peter
Subject: Docket SU-08-008 Palmer Multiple Principle Uses Referral

Pete,
Thanks for taking a look at this.
Hannah

6185 Arapahoe - Boulder Dance.txt

From: Susan Richstone [Richstones@bouldercolorado.gov]
Sent: Monday, September 29, 2008 3:05 PM
To: Hippely, Hannah
Cc: Steven Buckbee; David Gehr; rlperletz@winstonassociates.com
Subject: 6185 Arapahoe - Boulder Dance

Hannah - Here are the City of Boulder Planning Department's comments on this application:

The property is located in Area IIA of the Boulder Valley Comprehensive Plan and is contiguous on two sides with the City of Boulder, making it eligible for annexation to the city. Consistent with the Boulder Valley Comprehensive Plan and the county's finding that this proposal constitutes "new urban development," and consistent with the city's water and sewer agreement for this property which states that the property owner will petition the city for annexation to the city when requested, if the applicant moves forward with this proposal, the city will request that the property annex to the city.

Thank you for the opportunity to comment.

Susan Richstone
Long Range Planning Manager
City of Boulder Planning Department



Public Health

September 22, 2008

Ref: LU-08-055

Hannah Hippely, Planner I
Boulder County Land Use

RE: Docket SU-08-008: Palmer multiple principal uses SU/SSDP

Dear Hannah:

The materials for the above referenced proposal have been reviewed. It is understood the request is a special use and site specific development plan review for multiple principal uses. The property is located at 6185 Arapahoe Road, S27 T1N R70W. We have the following comments to offer:

Water Supply

Water is supplied by the City of Boulder.

Wastewater Treatment

Wastewater Treatment is supplied by the City of Boulder.

Building Renovation or Demolition

Colorado Air Quality Control Commission, Emission Standard for Asbestos, Regulation Number 8, Part B – Emission Standards for Asbestos requires asbestos containing building materials be removed before prior to any **renovation or demolition** in any public, commercial, or single family dwelling. The trigger levels for the regulation are 260 linear feet, or 160 ft², or the contents of a fifty-five gallon drum of an asbestos building material. Asbestos has not been banned from household building materials so testing is required on all demolitions to exclude it.

Asbestos demolition permits are required for all buildings/structures. The applicant should contact a Colorado Department of Public Health and Environment (CDPHE) certified Asbestos Inspector, who will guide you through an asbestos abatement process if necessary. A list of certified inspectors can be provided upon request from Boulder County Public Health. Some cities and county building departments require demolition permits also.

Regardless of the size or category of a project, operators of demolition activities must prevent dust from drifting off property at all times. Control measures or operational procedures may include, but are not limited to, hand dismantling, wetting down or prewatering of work surfaces, removal of dirt and mud tracked onto roads, and wetting, washing, or covering haulage equipment.

Demolition projects that produce more than 1000 tons (667 cu yds) of debris require an Air Emissions Permit from the Colorado Department of Public Health and Environment (CDPHE). Demolition Permit applications can be obtained from CDPHE or Boulder County Public Health.

Lead

Colorado Air Quality Control Commission, Lead Based Paint Abatement, Regulation Number 19 requires removal of the affected lead paint in any structure prior to renovation that was constructed prior to 1978, and is regularly visited by a child under 7 YOA. The trigger levels are greater than 2 ft² of an interior painted surface, and greater than 20 ft² of an exterior. Even if the dwelling is not to be frequented by a child of less than 7 YOA, a lead inspection and abatement is a prudent preventative measure since in addition to children, pre adolescents, adolescents, and adults all are harmed by exposure to lead dust from

Administration/Environmental Health • 3450 Broadway • Boulder, CO 80304 • 303-441-1100

Boulder (Sundquist) • 3482 Broadway • Boulder, CO 80304 • 303-413-7500 (mailing address: 3450 Broadway)

Addiction Recovery Center (ARC) • 3470 Broadway • Boulder, CO 80304 • 303-441-1275 (mailing address: 3450 Broadway)

Longmont • 529 Coffman, Suite 200 • Longmont, CO 80501 • 303-678-6166

Lafayette • 1345 Plaza Ct. N., Suite 3A • Lafayette, CO 80026 • 303-666-0515

www.BoulderCountyHealth.org

a renovation involving lead based paint. A lead based paint is a paint that contains greater (>) than 0.5% Lead, or > 5,000 ppm by weight, or >1.0 ug/cm2 by X ray Fluorescence. Lead was removed from household paint in 1978.

A CDPHE certified Lead Inspector should be contacted to guide you through a lead abatement process if necessary. A copy of the Colorado Lead Resource Guide can be provided upon request from Boulder County Public Health.

Land Disturbance

Disturbance of surface areas for the purpose of land development, which exceed 25 contiguous acres and/or six (6) months in duration shall be subject to the requirements of the Colorado Air Quality Control Commission's Regulation No. 3, which requires an Air Pollution Emission Notice with fee be submitted prior to the property's surface area being disturbed. Any owner or operator engaged in clearing or leveling of land or owner or operator of land that has been cleared of greater than five (5) acres in attainment areas or one (1) acre in non-attainment areas from which fugitive particulate emissions will be emitted shall be required to use all available and practical methods which are technologically feasible and economically reasonable in order to minimize such emissions. Appropriate controls may include, but are not limited to watering, vegetation, synthetic cover, chemical stabilization, furrows, compacting, and other methods or techniques approved by Public Health.

The Land Development APEN/Dust Control Plan can be found at:

<http://www.cdphe.state.co.us/ap/downpermitforms/APENLandDevelopment.pdf>

Regulations Numbers 1 & 3 can be found at: www.cdphe.state.co.us/regulations/airregs

Stormwater Management

A stormwater discharge permit is required for all construction activities that disturb one or more acres of land, as well as activity that disturbs less than one acre but is part of a larger common plan of development. The owner or operator must obtain a Colorado Stormwater General Permit for Construction Activities and comply with local requirements. If there is a need to dewater the site, the owner or operator must obtain a Construction Dewatering Permit from the state and permission from the municipality to discharge to the storm drainage system. The Colorado Water Quality Control Division provides information on Stormwater Permits and can be contacted at 303-692-3500.

Radon

The Rocky Mountain Region has been ranked as a Zone 1 area for radon by the Environmental Protection Agency. A Zone 1 area has the highest radon potential possible. Radon is also listed as a Group A carcinogen and is definitely known to cause cancer in human beings. It is recommended that all new dwellings and buildings be built using EPA recommended Radon-Resistant Construction Techniques. Existing buildings should be tested for radon and mitigated if necessary. Information on these construction techniques can be provided by Boulder County Public Health upon request.

If you have any questions, please feel free to contact me at (303) 441-1157.

Sincerely,

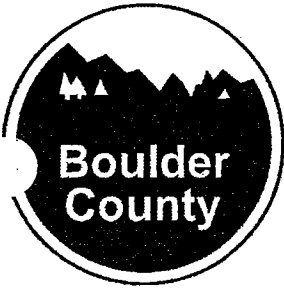


Iris Sherman-Boemker
Environmental Health Specialist

cc: Chuck Palmer, owner

Administration/Environmental Health • 3450 Broadway • Boulder, CO 80304 • 303-441-1100
Boulder (Sundquist) • 3482 Broadway • Boulder, CO 80304 • 303-413-7500 (mailing address: 3450 Broadway)
Addiction Recovery Center (ARC) • 3470 Broadway • Boulder, CO 80304 • 303-441-1275 (mailing address: 3450 Broadway)
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www.BoulderCountyHealth.org



Land Use Department

Courthouse Annex
2045 13th Street • 13th & Spruce Streets • Boulder, Colorado 80302 • (303) 441-3930
<http://www.bouldercounty.org/lu/>

MEMO TO: Agencies and adjacent property owners
FROM: Hannah Hippely, Planner I
DATE: August 19, 2008
RE: Docket SU-08-008

Docket SU-08-008: PALMER MULTIPLE PRINCIPAL USES SU/SSDP

Request: Special Use and Site Specific Development Plan Review for Multiple Principal Uses including, Indoor Recreation, Day and Night Outdoor Recreation, Professional Office, Warehouse and Distribution Center, and Light Industrial.
Location: At 6185 Arapahoe Road, north of and adjacent to Arapahoe Road/State Highway 7 and west of and adjacent to 62nd Street in Section 27, T1N, R70W.
Zoning: Light Industrial (LI)
Applicant: Chuck Palmer
Agent: Bob Perletz, Winston and Associates

Special Use Review / Site Specific Development Plan is required of uses which may have greater impacts on services, neighborhoods, or environment than those allowed with only Building Permit Review. This process will review compatibility, services, environmental impacts, and proposed site plan.

These processes include a public hearing before the Boulder County Planning Commission and/or the Board of County Commissioners. Adjacent property owners and holders of liens, mortgages, easements or other rights in the subject property are notified of these hearings.

The Land Use staff, Planning Commission, and County Commissioners value comments from individuals and referral agencies. Please check the appropriate response below or send a letter. Late responses will be reviewed as the process permits; all comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to review the entire file at the Land Use Department, 13th and Spruce, Boulder. If you have any questions regarding this application, please contact the Land Use Department office at (303) 441-3930 or me via email at hhippely@bouldercounty.org.

Please return responses to the above address by **September 24, 2008**.

We have reviewed the proposal and have no conflicts.

Letter is enclosed.

Signed Jeff Dwight PRINTED Name JEFF DWIGHT
Agency or Address Building Division

Please note that all Land Use Department property owner's mailing lists and parcel maps are generated from the records maintained by the County Assessor and Treasurer Office. We are required to use this list to send notices to the "property owner" of land in Boulder County. If you feel that you should not be considered a "property owner," or if the mailing address used is incorrect, please contact the County Assessor's Office at (303) 441-3530.

G:\DOCKETS\SU - Special Use\SU 2008\SU08008 Palmer Multiple Principal Uses\ 008REF.DOC

Referral

Docket # SU-08-008

Planner Hannah Hippely

From: Jeff Dwight

9/18/2008

1. There are code violations associated with this property as a result of work done without a building permit. See BCV-06-5043. The owner must obtain a building permit for the change in occupancy to convert the space to an assembly occupancy and for the work that was done without a permit. The space must fully comply with the current Building Code.
2. Prior to issuance of the building permit, approval by the Fire District will be required. Prior to final approval of the permit and occupancy of the space, approval of the Fire District will be required.



Boulder County Parks and Open Space

MEMORANDUM

TO: Hannah Hipley, Land Use Department
FROM: Ron West, Natural Resource Planner
DATE: September 28, 2008
SUBJECT: Docket SU-08-008, Palmer

I have reviewed the materials submitted by the applicant, and foresee no significant natural resource impacts from the proposal. The Open Streamside Corridor would not be affected. The parcel is nearly surrounded by City of Boulder lands, much of which is heavily developed.



Transportation Department

2045 13th Street • Boulder, Colorado 80302 • (303) 441-3900 • Fax: (303) 441-4594

September 29, 2008

TO: Hannah Hippely, Staff Planner, Land Use Department
FROM: Anita Riley, Transportation Planner
SUBJECT: Docket # SU-08-008: Palmer Multiple Principal Uses SU/SSDP

The Transportation Department has performed a site inspection and has reviewed the above referenced docket. Please note the following:

1. The subject parcel is adjacent to a state highway, therefore requiring that the Colorado Department of Transportation be referred on this docket.
2. The parking area exists, is currently in use, and appears to function adequately. However, since the applicants' proposal involves a more intense use of the site and the parking area is in need of restriping, staff recommends the applicant take this opportunity to reconfigure the parking layout and consider relocating access points in order to improve site circulation. Should the applicant move on this recommendation, lot design considerations would include:
 - a. The applicant, regardless of lot reconfiguration, must increase the number of ADA accessible parking space on the site. 157 parking spaces currently exist on site, therefore requiring six spaces that comply with ADA Accessibility Guidelines, with one space designated as van accessible. Should the applicant reduce parking to below 150 spaces, then five spaces must comply with ADA Accessibility Guidelines, with one space designated as van accessible.
 - b. The applicant should consider parking layouts that reduce auto-pedestrian conflicts.
 - c. The applicant should consider parking layouts that provide adequate space for all truck operations. Potential concerns noted by staff include aisle widths that do not accommodate the turning characteristics of delivery vehicles and parking spaces placed in the turning path of those delivery vehicles.
 - d. Parking spaces are placed too close to the north access point and may interfere with general site circulation and access to the site and/or loading dock.
3. The traffic study must be revised to comply with the criteria for a comprehensive traffic study and resubmitted for review.

This concludes our comments at this time.

Cindy Domenico
County Commissioner

Ben Pearlman
County Commissioner

Will Toor
County Commissioner



Transportation Department

2525 13th Street, Suite 203 • Boulder, Colorado 80304 • Tel: 303.441.3900 • Fax: 303.441.4594
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

February 24, 2009

TO: Hannah Hippely, Staff Planner, Land Use Department
FROM: Anita Riley, Transportation Planner
SUBJECT: Docket # SU-08-008: Palmer Multiple Principal Uses SU/SSDP

The Transportation Department has performed reviewed the revised traffic study for the above referenced docket.

1. 62nd Street is in the City of Boulder limits.
2. The traffic volume assumptions appear reasonable.
3. The study notes a calculated increase of 298 trip ends for a total trip generation of 522 for the site. This use would result in a net 152 trip end increase when compared to the calculated trip generation rate of the previous use. It should be noted that most of the calculated 210 trip ends from the studio uses are expected to occur during off-peak hours.
4. The report states that the existing eastbound left turning traffic volumes warrant a left turn lane on Arapahoe Road and that the existing left turn lane is 240 feet, where 435 feet is required. Staff forwarded this information to CDOT who verified this determination and further determined that no modifications to Arapahoe Road would be required of this applicant.

This concludes our comments at this time.



Post Office Box 471 • Boulder, Colorado 80306

Land Use Department

Courthouse Annex

2045 13th Street • 13th & Spruce Streets • Boulder, Colorado 80302 • (303) 441-3930
<http://www.bouldercounty.org/lu/>

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We have reviewed the proposal and have no conflicts.

Letter is enclosed.

Signed *Ray Perletz* PRINTED Name Ray Perletz
 Agency or Address Rocky Mountain Fire

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G:\DOCKETS\SU - Special Use\SU 2008\SU08008 Palmer Multiple Principal Uses\008RBF.DOC

Cindy Domenico
 County Commissioner

Ben Pearlman
 County Commissioner

Will Toor
 County Commissioner



ROCKY MOUNTAIN FIRE DISTRICT

7700 Baseline Road, Boulder, CO 80303-4708 • (303) 494-3735 • FAX (303) 499-8973

August 22 2008
Boulder County
Land Use Department

Docket SU-08-008 6185 Arapahoe Rd. Boulder CO. 80303

I have some questions on this plan review.

Is the building sprinkler and is the system working?

Does the building have a fire alarm System?

How many exits are in the building?

Is there a fire lane around the building?

Is the outdoor recreation area going to be fenced in?

Thank you

Ray Proulx
Rocky Mountain Fire
303-494-3735



RECEIVED
AUG 25 2008

Land Use Department

Courthouse Annex
2045 13th Street • 13th & Spruce Streets • Boulder, Colorado 80302 • (303) 441-3930
http://www.bouldercounty.org/lu/

BOULDER COUNTY
LAND USE

RECEIVED AUG 20 2008

MEMO TO: Agencies and adjacent property owners
FROM: Hannah Hippely, Planner I
DATE: August 19, 2008
RE: Docket SU-08-008

Docket SU-08-008: PALMER MULTIPLE PRINCIPAL USES SU/SSDP

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Applicant: Chuck Palmer
Agent: Bob Perletz, Winston and Associates

Special Use Review / Site Specific Development Plan is required of uses which may have greater impacts on services, neighborhoods, or environment than those allowed with only Building Permit Review. This process will review compatibility, services, environmental impacts, and proposed site plan.

These processes include a public hearing before the Boulder County Planning Commission and/or the Board of County Commissioners. Adjacent property owners and holders of liens, mortgages, easements or other rights in the subject property are notified of these hearings.

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Please return responses to the above address by **September 24, 2008**.

We have reviewed the proposal and have no conflicts.
 Letter is enclosed.

Signed [Signature] PRINTED Name Glen Segnue
Agency or Address BVSD

Please note that all Land Use Department property owner's mailing lists and parcel maps are generated from the records maintained by the County Assessor and Treasurer Office. We are required to use this list to send notices to the "property owner" of land in Boulder County. If you feel that you should not be considered a "property owner," or if the mailing address used is incorrect, please contact the County Assessor's Office at (303) 441-3530.



Land Use Department

Courthouse Annex
2045 13th Street • 13th & Spruce Streets • Boulder, Colorado 80302 • (303) 441-3930
<http://www.bouldercounty.org/lu/>

RECEIVED
AUG 21 2008

RECEIVED
SEP 05 2008

MEMO TO: Agencies and adjacent property owners
FROM: Hannah Hippely, Planner I
DATE: August 19, 2008
RE: Docket SU-08-008

Docket SU-08-008: PALMER MULTIPLE PRINCIPAL USES SU/SSDP

BOULDER COUNTY LAND USE REQUEST: Special Use and Site Specific Development Plan Review for Multiple Principal Uses including, Indoor Recreation, Day and Night Outdoor Recreation, Professional Office, Warehouse and Distribution Center, and Light Industrial.
Location: At 6185 Arapahoe Road, north of and adjacent to Arapahoe Road/State Highway 7 and west of and adjacent to 62nd Street in Section 27, T1N, R70W.
Zoning: Light Industrial (LI)
Applicant: Chuck Palmer
Agent: Bob Perletz, Winston and Associates

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We have reviewed the proposal and have no conflicts.
 Letter is enclosed.

Signed Ann Fitz Simmons PRINTED Name Ann Fitz Simmons
Agency or Address City of Boulder Open Space & Mtn. Parks

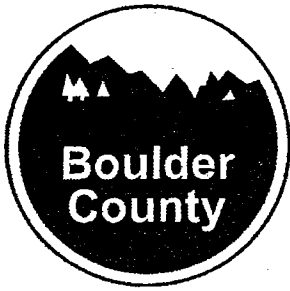
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G:\DOCKETS\SU - Special Use\SU 2008\SU08008 Palmer Multiple Principal Uses\008REF.DOC

Cindy Domenico
County Commissioner

Ben Pearlman
County Commissioner

Will Toor
County Commissioner



Land Use Department

Courthouse Annex
2045 13th Street • 13th & Spruce Streets • Boulder, Colorado 80302 • (303) 441-3930
<http://www.bouldercounty.org/lu/>

RECEIVED

AUG 25 2008

MEMO TO: Agencies and adjacent property owners
FROM: Hannah Hippely, Planner I
DATE: August 19, 2008
RE: Docket SU-08-008

BOULDER COUNTY
LAND USE

Docket SU-08-008: PALMER MULTIPLE PRINCIPAL USES SU/SSDP

Request: Special Use and Site Specific Development Plan Review for Multiple Principal Uses including, Indoor Recreation, Day and Night Outdoor Recreation, Professional Office, Warehouse and Distribution Center, and Light Industrial.
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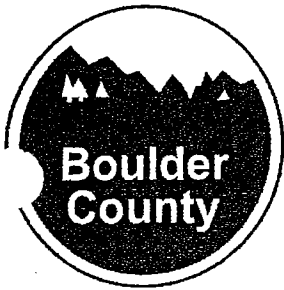
Please return responses to the above address by **September 24, 2008.**

We have reviewed the proposal and have no conflicts.
 Letter is enclosed.

Signed  PRINTED Name Commander Joseph A. Gens
Agency or Address Boulder County Sheriff's Office

Please note that all Land Use Department property owner's mailing lists and parcel maps are generated from the records maintained by the County Assessor and Treasurer Office. We are required to use this list to send notices to the "property owner" of land in Boulder County. If you feel that you should not be considered a "property owner," or if the mailing address used is incorrect, please contact the County Assessor's Office at (303) 441-3530.

G:\DOCKETS\SU - Special Use\SU 2008\SU08008 Palmer Multiple Principal Uses\008REF.DOC



Land Use Department

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SEP 12 2008

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http://www.bouldercounty.org/lu/

BOULDER COUNTY
LAND USE

MEMO TO: Agencies and adjacent property owners
FROM: Hannah Hippely, Planner I
DATE: August 19, 2008
RE: Docket SU-08-008

RECEIVED ON
AUG 20 2008
CDOT Region 4 Traffic Section

Docket SU-08-008: PALMER MULTIPLE PRINCIPAL USES SU/SSDP

Request: Special Use and Site Specific Development Plan Review for Multiple Principal Uses including, Indoor Recreation, Day and Night Outdoor Recreation, Professional Office, Warehouse and Distribution Center, and Light Industrial.
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Please return responses to the above address by **September 24, 2008**.

We have reviewed the proposal and have no conflicts.
 Letter is enclosed.

Based upon the information provided, CDOT has no comment regarding this proposal.

Signed *Gloria Hice-IDLER* PRINTED Name GLORIA HICE-IDLER
Agency or Address CDOT ACCESS

Please note that all Land Use Department property owner's mailing lists and parcel maps are generated from the records maintained by the County Assessor and Treasurer Office. We are required to use this list to send notices to the "property owner" of land in Boulder County. If you feel that you should not be considered a "property owner," or if the mailing address used is incorrect, please contact the County Assessor's Office at (303) 441-3530.

Hippely, Hannah

From: Frank Vernon [frank@cyberdev.com]
Sent: Wednesday, June 24, 2009 1:21 PM
To: Boulder County Board of Commissioners
Subject: I support the Palmer Multiple Principal Special Use

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern:

As a regular attendee and organizer of events at the Avalon ballroom, I cannot stress enough the value I believe this facility brings to the community.

I am directly involved in organizing a semi-monthly dance event at the Avalon that has, on average, brought 200 or more people a month to the facility over the last 2 years. Without the affordable rates that the Avalon provides, this event would simply not be possible. The proven financial model employed at the Avalon is crucial to sustaining this facility and supporting the community at large.

As an organizer of events, I am of course sensitive to the potential for conflicts with the other tenants of the building. Over the last two years we have experienced no issues with the other tenants. In fact, I have rarely even seen the other tenants as my event occurs on a weekday evening, outside the normal operational hours of the co-located businesses.

In my mind, this time-sharing model represents a nearly optimal use of an existing facility. I encourage you to seize upon this opportunity to put this facility to use, both during the day for business, and during the evenings and weekends for dance, as a way to constrain growth within the city and county of Boulder by reducing the number of facilities that need to be built and supported through road, water, and sewer infrastructure.

On a very personal note, the Avalon is also the place where I met and subsequently married my wife. While this may not hold sway over the technical concerns of your Commission, I do believe that the cumulative impact of these very personal experiences -- made possible through the community events at the Avalon -- contribute significantly to the quality of life in Boulder County.

Thank you for your time, attention, and serious consideration of this matter before your Commission.

Sincerely,
Frank Vernon
2085 Alpine Dr.
Boulder, CO 80304

Hippely, Hannah

From: Art Bragg [arthurbragg@yahoo.com]
Sent: Wednesday, June 24, 2009 12:21 PM
To: Boulder County Board of Commissioners
Subject: In Support of the Avalon Facility

Follow Up Flag: Follow up
Flag Status: Flagged

To the County Commisioners,

I support the Palmer Multiple Principal Special Use application. Here are four reasons:

- 1) The Avalon is the only place in Boulder where I can go dancing with my wife and not be subjected to loud music and college students. There is a very significant shortage of this type of grown-up entertainment in the area!
- 2) Many many other people enjoy it too - for example every other Wednesday the hall is full of people attending the Wednesday Waltz dance, and this is only one of their many events. The weekly events are so popular that the Palmers asked me to start another dance series at the Avalon next year.
- 3) I started a yearly dance event ten years ago, called "The Starlight Ball." This annual dance has been consistently succesfull, attracting over 300 people. When I started the event I tried to hold it at CU's Glen Miller Ballroom, but the legal and logistical requirements in place at the University made it impossible to have the event there, so I held the dance in Denver. The Avalon gives us a venue in Boulder that can support this type of activity.
- 4) The facility is a valuable asset to the community in general, for meetings events, and other uses.

I do not know the details of the issues being discussed, but I do request that you all do whatever you can to make it possible for the Avalon Ballroom to continue - it is a significant asset to the area, and will continue to grow as a community resource.

Thank You,

Arthur Bragg
Technical Director
VisionTEK Inc.

Hippely, Hannah

From: Annie Brook [annie@anniebrook.com]
Sent: Wednesday, June 24, 2009 2:24 PM
To: Boulder County Board of Commissioners
Subject: SAVE the Avalon Ballroom permit. It is the only large dance space in the area without traveling to Denver

Follow Up Flag: Follow up
Flag Status: Flagged

Dear County Commissioners:

Hello:

You are considering the Palmer application for special use permit for Boulder Dance LLC

Avalon is place for community gatherings. It is special in the size, the quality of a wood floor so necessary for dancing, and the amount of people who use it.

I have been to events there offered almost every night of the week. It supports a large number of social events which help to build community in rich ways.

I know you have the events listed. I personally have at different times participated in:

Bija dance Wed. nights.

Tango classes Mondays

Tuesday night Sacred Space? They changed their name recently...

Saturday special classes

Contra Dancing

Swing dancing

Ball room dancing

Also, this model of Avalon is a sustainable financial model created by Village Arts Coalition and should be supported. It helps many non-profit community members. The secondary businesses in the building allow for a workable financial package.

The requesting application is not asking for any significant impacts on the community and no changes. It is not new development, as the County Planning staff seems to think.

I would like to hear what the issues are from your perspective as I cannot see why there is even a problem in the application request.

Thank you for looking carefully into this and please support ongoing community non-profit events. The Avalon is a rare and not possible to recreate space that has served the Boulder and surrounding public community for many years. It is a great space and should be considered a "Boulder Attraction." Please allow it to remain so!!

Annie Brook, Ph.D., LPC

720.839.4332

"...have patience with everything unresolved in your heart ...love the questions themselves as if they were locked rooms or books written in a very foreign language... the point is, to live everything. Live the questions now. Perhaps... someday... you will gradually, without even noticing it, live your way into the answer..." from **letters to a young poet** by Rilke

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Hippely, Hannah

From: Annie Brook [annie@anniebrook.com]
Sent: Wednesday, June 24, 2009 2:24 PM
To: Boulder County Board of Commissioners
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Hippely, Hannah

From: Marshall Shapiro [atimarsh3@gmail.com]
Sent: Wednesday, June 24, 2009 5:26 PM
o: Boulder County Board of Commissioners
Subject: I support the Palmer Multiple Principal Special Use

Follow Up Flag: Follow up
Flag Status: Flagged

Dear County Commissioners:

I support the Palmer Multiple Principal Special Use. As a member of the VAC Board I clearly remember the faith, money (estimated at \$100,000) good will and energy the VAC Board invested in the 9th and Canyon project. I realize that the City and the County are different governmental agencies, however I do feel that County should understand the and respect the effort and commitment of the VAC Board to bring a first class dance facility to Boulder. Rules are rules, but supporting the VAC (by supporting the Palmer Multiple Principal Special Use) in its volunteer effort to bring a "community based" dance facility to Boulder is a far higher cause.

Sincerely,

Marshall Shapiro

VAC Board Member.

Hippely, Hannah

From: normanbwilson@aol.com
Sent: Wednesday, June 24, 2009 5:40 PM
To: Boulder County Board of Commissioners
Subject: Palmer Multiple Special Use Permit Comment in Support

Follow Up Flag: Follow up
Flag Status: Flagged

I support the Palmer Multiple Special Use Permit

1) I often dance at the Avalon. Please know how wonderful it is to finally have a big, affordable place to dance with a cushioned wood floor and a space for potlucks. I have done both tango and ragtime there. I have volunteered at the Avalon as well. I must point out that Boulder County has few, perhaps no other places for participatory dance.

2) I must add that the Avalon provides a valuable community service, not otherwise available in the community, and that it enhances my personal experience of Boulder County. I am retired, but now working again--who is not? The Avalon offers an affordable way to exercise via dance. I live in Denver, but the Avalon is one of the few venues that will bring me to Boulder.

3) I support completely the sustainable financial model for providing community services without public financial subsidy developed by the Village Arts Coalition (VAC) and its many non-profit community member groups.

4) Other businesses in the building are essential to help pay for the community activities at the Avalon, and I think these uses are compatible at the site.

5) The application is to allow both businesses and dance activity, with no significant changes to the existing building and no negative impact on the community. This is not "new urban development" as the County Planning staff claims. Rather, this is a completely compatible use for the building.

6) The need for revenue and the pursuit of narrow code interpretations can sometimes overwhelm small operations. I urge the Commissioners to bring some judgment to this application, and not apply a narrow literalist or textualist approach to the application. You were elected for your experience powers of judgment. An inexperienced clerk can apply rules and codes; you were placed in your role to exercise common sense. Please do.

Norman B. Wilson
2530 Grape Street
Denver, CO 80207
303-709-2530--cell

Save energy, paper and money -- get the Green Toolbar.

Hippely, Hannah

From: gino moraga [gmoraga@aol.com]
Sent: Wednesday, June 24, 2009 5:41 PM
To: Boulder County Board of Commissioners
Subject: Avalon hearing

Follow Up Flag: Follow up
Flag Status: Flagged

I use the Avalon ballroom to participate in social dances about once a month or so. There is not another dance space like it that provides such a good cushioned wood floor and large space. It is an excellent dance venue and compares with the best in Denver. Social dancers have few options and that makes the Avalon special. I drive from Denver to attend the dances at the Avalon.

The Avalon allows for social interactions in a very positive way. People from different community groups come from all over to attend the venue and enjoy it. The other businesses in the building are essential to help pay for the community activities at the Avalon, and I think these uses are compatible at the site.

The application to allow both businesses and dance activity, with no significant changes to the existing building will have no negative impact on the community. This is not "new urban development" as the County Planning staff claims.

Gino Moraga



=

Hippely, Hannah

From: Barry Dunn [waterlight@comcast.net]
Sent: Wednesday, June 24, 2009 5:45 PM
To: Boulder County Board of Commissioners
Subject: The Avalon Ballroom

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Commissioners:

I support the Palmer Multiple Principal Special Use.

I dance at the Avalon often. I find it a very pleasing environment, not replicated elsewhere in Boulder. It has a very large, high quality dance floor.

The Avalon provides a valuable community service, not otherwise available in the community.

I support the sustainable financial model for providing community services without public financial subsidy developed by the Village Arts Coalition (VAC) and its many non-profit community member groups.

I understand that other businesses in the building are essential to help pay for the community activities at the Avalon, and I believe that these uses are compatible at the site.

I understand the application is particularly feasible because it is to allow both businesses and dance activity, with no significant changes to the existing building and no negative impact on the community. This is not "new urban development" as the County Planning staff claims.

With kind regards,

Barry I. Dunn, Esq.

Recent Activity
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[Give Back](#)

[Yahoo! for Good](#)

Hippely, Hannah

From: JoleneShermer@aol.com
Sent: Wednesday, June 24, 2009 6:56 PM
To: Boulder County Board of Commissioners
Subject: Avalon

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Commissioners,

Some things make a community special and promotes healthy, fun exercise. The Avalon is one of those special venues. Dance is as important as bike trails yet there are few dance venues in the greater Boulder area while there are miles of bike trails. If you don't think dance is an

My husband & I are among hundreds of people that go weekly. We get exercise, social interaction and laugh/smile a lot. All ages are welcome. It is inconceivable that this well balanced financially operation is being threaten under the guise of 'new urban development.' In challenging economical times, this model is working while providing a service to the community.

There aren't many activities appeal equally to men & women, young & old. Dance is one. Everyone is on equal footing.

Thank-you, Jolene & Larry Shermer

Make your summer sizzle with [fast and easy recipes](#) for the grill.

Hippely, Hannah

From: Christy Barden [ChristyBarden@cs.com]
Sent: Wednesday, June 24, 2009 7:19 PM
To: Boulder County Board of Commissioners
Subject: SU-08-008 Speccail Use review for the Plamer MPS Use.

Follow Up Flag: Follow up
Flag Status: Flagged

May 13th, 2009

To: Boulder County Commissioners

Subject: SU-08-008 Special Use Review for the Palmer Multiple Primary Special Use, Boulder Dance LLC

I'm a 25 year Boulder resident and dancer. I'm asking you to support the granting of a multi use permit for the use at The Avalon Ballroom at 6185 Arapaho Blvd., Boulder CO. Large dance spaces are far and few between. To have a premier space in Boulder is only fitting with Boulder's image. To get such a jewel to be sustainable, it needs help.

Renting other spaces in the building is what make this happen. Time and circumstance is what dictates how things work out. The Village Arts coalition (VAC) was organized to put forth that purpose in the mid1980's. It has taken 25 years of trail and error to arrive where we are today. The Avalon is the fruition of many hands. Most of the work done there had been done by volunteers. Work parties on the weekend are a normal thing. The dance community is very large and well organized in the Boulder Valley. This project has been a focal point that has brought the community closer together.

Sometime we have to compromise to make projects work. This is what I'm asking you to do. Allow the multi use of the facility to help support one of Americas favorite pastimes. DANCE!

Respectfully submitted,

W. Christy Barden, ATP
5537 Pioneer Road
Boulder, CO 80301
303 530-1288
ChristyBarden@cs.com

Hippely, Hannah

From: Ansara Gass Judith [judith.ansara@gmail.com]
Sent: Wednesday, June 24, 2009 11:18 PM
To: Boulder County Board of Commissioners
Subject: in support of avalon ballroom

Follow Up Flag: Follow up
Flag Status: Flagged

To the Commissioners of Boulder County-

I am writing in support of the Avalon Ballroom being permitted to continue offering their wonderful facility to the public without incurring zoning changes; new investment of funds that are not available to them or having to jump through hoops/

This is a wonderful building which serves a much needed function in the community. Over the years I have attended several different kinds of dance classes (including Salsa classes which are one of the few truly multi-racial events that occur in this city on a regular basis!) I have also attended numerous celebrations from a chanting festival, a wedding reception and just last week a fundraiser for the Nevei Kodesh Jewish Renewal community.

I know of no other facility in Boulder which can provide such a lovely, large space, a great dance floor and the capacity to rent at a very reasonable rate and also not be hooked into having to also purchase food and drink on the premises which makes this much more affordable for many people.

Because of the location *and* its isolation, Avalon has the benefit of both accessibility and the simple fact that music cannot possibly disturb neighbors. There is ample parking. If anything - I'd love to see them -when there were funds available - to be able to put in a commercial kitchen so renters could prepare food on site.

Finally - in his era, when conservation, ecological and financial concerns are high on everyones agenda, it behooves us to look at how existing structures can serve and how regulation can be flexible enough to see through to the heart of what actually serves the community in any given situation.

I know each of you is dedicated to the well being of this community. And I understand being in your position and trying to make decisions which balance zoning codes and function and the best interest of the community. I hope you will be willing to hear the voices speaking on behalf of Avalon and its owners and the people it serves and allow the Avalon Ballroom to thrive.

Respectfully
JudithAnsara Gass
896 Rainlily Lane
Boulder, CO 80304
judith.ansara@gmail.com

judith.ansara@gmail.com
www.sacredunion.com
www.peacemakerinstitute.org

Hippely, Hannah

From: pfinucane@comcast.net
Sent: Thursday, June 25, 2009 2:55 AM
To: Boulder County Board of Commissioners
Subject: the Palmer Multiple Principle Special Use application

Follow Up Flag: Follow up
Flag Status: Flagged

To: the Boulder County Board of Commissioners

I support the Palmer Multiple Principle Special Use.

For about a year and a half now I have been dancing regularly at the Avalon Ballroom. There are many wonderful dances there: Sunday afternoon tea dances, Wednesday and Fifth Friday waltz nights, Friday night contra dances, Saturday night swing dances, plus many others that I have not experienced. The ballroom is nicely decorated and very spacious allowing plenty of room for large groups of people. It is truly a wonderful place to dance with a great dance floor, light snacks and punch, no alcohol or smoke, great people, a friendly atmosphere, introductory lessons, and reasonable admission prices.

At the hearing before the Boulder County Planning Commission on May 20th, I was very much impressed by the financial model developed by the Village Arts Coalition for supporting the dance activities without public financial subsidy. The other two businesses in the building are very compatible with these activities and necessary, I am sure, to keep admission prices to the dances at an affordable level.

I hope the board will approve the application for special use allowing both the businesses and the dance activities to remain at the Avalon.

Peg Finucane
3671 Hazelwood Ct
Boulder, CO 80304
303-444-5912
pfinucane@comcast.net

Henry Mueller Design, Inc.

3690 Silver Plume Lane, Boulder, CO 80305 • 303-499-8584 , Fax 303-499-6556

June 26, 2009

To whom it may concern;

My company Henry Mueller Design, Inc. specializes in the design and retrofitting of commercial buildings that are green, sustainable, and energy efficient. I'm writing this letter to commend the options that Chuck Palmer has explored to retrofit the building at 6185 Arapahoe, Boulder, Colorado. To date, he has explored many green and sustainable possibilities for his building. Though these efforts don't strictly pertain to the issues being considered by the County Commissioners, they do, however, point to his desire and character around issues directly addressed in the Boulder Valley Comprehensive Plan, that is, the issues of sustainability and good stewardship of the land and its buildings.

The options we considered are as follows:

- 1) In an effort to keep his dance floor, cool and comfortable without utilizing an energy intensive HVAC system. We explored utilizing a low air volume delivery system supplying cool air around the perimeter of the dance floor through a series of floor level grates. Air was to be cooled with evaporative rooftop unit. This was a unique and innovative approach to solve a difficult HVAC problem.
- 2) We analyzed the possibility of using a geothermal ground source heat pump system for possible source of heating and cooling. In addition to and/or as an alternative to standard HVAC methodology.
- 3) The roof structure was also analyzed for the installation of a solar-voltaic (PV) system to supply electrical power to the building.
- 4) For the lighting system, several different configurations were analyzed and explored for both aesthetics and energy efficiency. Perimeter wall sconces were designed to incorporate CFL's. LED decorative lighting systems were evaluated for the ceiling. Energy efficient chandeliers and pendent fixtures were also evaluated for use over the dance floor. Ceiling coffers were also designed to use T-8 florescent lamping.
- 5) For the interior finishes we considered utilizing as many recycled materials as possible and have utilized low V.O.C. paints and coatings where feasible.

Though not all these options have been implemented, I would again like commend Chuck Palmer and the Village Arts Coalition for considering these important design possibilities. As a member of the city of Boulder's Climate Action Plan Advisory Board, I am well aware of the huge portion the buildings sector contributes to our carbon footprint inventory. Building owners such as Chuck Palmer set an important example for how to combat global warming at a grassroots level. We need to do all we can to support and encourage this type of effort in renovating and remodeling our existing buildings. I strongly encourage the County Commissioners to support Chuck Palmers efforts to create a cleaner environment as well a great community venue for all to enjoy.

Sincerely,

Henry Mueller

President,
Henry Mueller Design, Inc.

June 25, 2009

Boulder County Commissioners
P.O. Box 471
Boulder, CO 80306

Dear Boulder County Commissioners,

My name is Susan Marie Frontczak. I live at 3664 Chase Court in Boulder. I've made my living as a full time professional storyteller for 15 years. I have been a social dancer for almost 40 years, 24 of which have been in the Colorado Front Range.

The Avalon is one of the best venues for dance and social gathering I've experienced in my four decades as a social dancer. The floor is unique in Colorado. The people bring the floor to life:

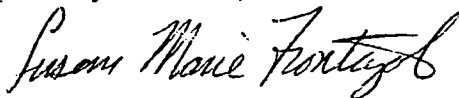
- I've volunteered at the Avalon, both at workdays and for specific dance events. **We, the people, are invested in this place: We make it work** – I and many friends – old and young – from many backgrounds – both long time friends and new arrivals.
- I attend dances at the Avalon several times a month. These dances give me a **social community that has helped me many times, both on and off the dance floor**. The dances also give me **exercise – for my brain as well as my body**.
- I've taught lessons at the Avalon at Waltz Nights and Tea Dances; I've seen people get the "a-hah" realizing they, too, can dance. I've watched them grow in confidence and competence to the point that *they* are ready to welcome and help newcomers onto the floor. **This is community building in action.**

Prior to the Avalon I, and many others from Boulder County, had to drive to Denver or Fort Collins to dance. That limited my dancing. If I lose the Avalon, I will lose most of the dancing I do. As a full time storyteller, I make a living, but what I can afford to pay for recreation is limited. Adding a round trip of 50 or 100 miles adds a lot of expense. If prices were to double at the Avalon, that too would be prohibitive. **It is the multiple uses at the Avalon that make it possible for the dance space to serve the community with affordable events.**

I envision the Avalon beyond its dance uses. The three dance spaces intended at the Avalon have potential for other community building opportunities. For example, the Rocky Mountain Storytellers Conference used to be held at the Broomfield auditorium, but there was no room for breakout sessions. This year we moved to Swallow Hill, but half of the people who attend this event have trouble with stairs, and one has to climb stairs to get around at Swallow Hill. The Avalon would be perfect: a large hall; no stairs; three spaces for breakout sessions. Surely there are other organizations with similar needs.

Please approve Multiple Principle Use at the Avalon.

Respectfully submitted,



Susan Marie Frontczak

Speaker / Writer / Actor / Storyteller

303 442-4052 • www.storysmith.org • susanmarie@storysmith.org • 3664 Chase Court, Boulder CO 80305

Hippely, Hannah

From: David Lang [500reasons@earthlink.net]
Sent: Thursday, June 25, 2009 12:46 PM
To: Boulder County Board of Commissioners
Subject: Palmer Multiple Principal Special Use

Follow Up Flag: Follow up
Flag Status: Flagged

>
> I support the Palmer Multiple Principal Special Use.
>
> I've danced at the Avalon for a few years now, on Tuesday nights with
> Rhythm Sanctuary, on every other Wednesday with BIJA. I've also danced
> in large groups with Melissa Michaels and the 5 Rhythms community and
> at a kirtan festival that was packed with people dancing and singing.
> I love dancing at the Avalon and recommend it to all my friends. It's
> wonderful to have a large, beautiful, open space with a sprung wood
> floor, as well as a stage for the DJ or musicians. Added to all this,
> it's wonderful that dancing here is pretty affordable, usually between
> 10 and 15 dollars.
>
> Having art for sale in the lobby and along the walls feels right to me
> and adds to the artsy atmosphere, and I love that many different
> groups practicing many different forms use the space. It's a valuable
> community asset just as it is. I hope it can stay.
>
> Gratefully,
> David Lang
>
>

Hippely, Hannah

From: Devin Nordson [devin.nordson@gmail.com]
Sent: Thursday, June 25, 2009 2:48 PM
To: Boulder County Board of Commissioners
Subject: I support the Palmer Multiple Principal Special Use.

Follow Up Flag: Follow up
Flag Status: Flagged

I support the Palmer Multiple Principal Special Use.

I dance at the Avalon regularly, and it is a wonderful community space. I have performed there and attended parties there, and it is the best dance floor in Boulder.

The Avalon provides a valuable community service, The uses of the Avalon are all quite compatible, and this does not constitute "new urban development" in my opinion.

Sincerely,
Devin Nordson
3785 Birchwood Dr Apt 65
Boulder, CO 80304
720 480-1729

Hippely, Hannah

From: eric jaeckel [efjaeckel@hotmail.com]
Sent: Thursday, June 25, 2009 10:54 AM
To: Boulder County Board of Commissioners
Cc: Jim X. Borzym - American Vernacular Dance
Subject: July 7th Avalon Hearing-Blder Cty Planning Commission

Follow Up Flag: Follow up
Flag Status: Flagged

I support the Palmer Multiple Principal Special Use permit for Boulder Dance LLC.

[1.] I dance at the Avalon an average of twice a month because it is affordable to me as a Senior on a limited budget. I take waltz lessons and attend monthly tea dances and swing dances.

[2.] The Avalon provides a valuable and convenient community service, not otherwise available in the community. They also allow me to volunteer to help at the dances.

[3.] I support the sustainable financial model for providing community services without public financial subsidy developed by the VA Coalition.

[4.] The other businesses in the building are essential to help pay for community activities at the Avalon and the uses are compatible at the site.

[5.] This is not "new urban development"- the application is to allow both business and dance activity with no significant changes to the existing building and no negative impact to the community.

Thank you for listening to my message.

Sincerely...Eric Jaeckel, resident of Boulder County.

959 Grant Place
Boulder, CO 80802
June 24, 2009

Dear County Commissioners,

I am writing in support of the special use permit for Boulder Dance L.L.C. which owns the building in which the Avalon Dance Hall and two businesses are located.

I dance at least once per week at the Avalon – Contra, Waltz, Tango, Scandinavian and Vintage. I have also attended delightful birthday parties and wedding celebrations at the Avalon. I have volunteered there in putting down the floor, cleaning the outside, and painting the interior.

The Avalon is a wonderful community meeting place with people from all over the front range and also from far afield as travelers use the website to plan their trips. Boulder has one of the most active dance communities in the country and hosts many workshops as well as individual dance travelers.

The Pearl Street Studio has demonstrated that a mix of dance floor with very low rates combined with market paying businesses can provide dancing for community members without government or philanthropic subsidy. Boulder Dance L.L.C. is trying to replicate this on a much larger scale as the dance hall now being used is much larger and at least one other smaller dance space is planned. Dancing and business is now happening and has not created a problem in the neighborhood. In fact, Naropa, next door, has benefited by being able to use the parking lot on some of their larger occasions. Hence, the current use does not constitute a new urban activity and does not need to be annexed to the city of Boulder which would entail a lot of expense and uncertainty.

Please support the current uses of the building in the county.

FRANCES DAHLBERG

Hippely, Hannah

From: Barb Maiberger [bmaiberger@mac.com]
Sent: Thursday, June 25, 2009 3:26 PM
To: Boulder County Board of Commissioners
Subject: Palmer Multiple Principal Special Use

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom it May Concern,

"I support the Palmer Multiple Principal Special Use." I have been an Argentine Tango dancer for 3 years now. I go to the Avalon at least once a week to dance. The Avalon is a special place in Boulder - there is no other dance space like this one. The space is large, affordable, the floor is fantastic and it helps build community through the ability to have potlucks. At these events there is anywhere from 30 to 100 people. I can't imagine what would happen if the community would lose this beautiful space for dancing. I know that not only are there Tango events but every night of the week there is some kind of dance happening. Dance events promote health, community, and fun.

I support the sustainable financial model for the providing community services without public financial subsidy. By allowing other businesses to exist in the building, it helps support and pay for the activities benefiting our wonderful community. The businesses in no way interfere with the dance space only support it.

Barb Maiberger, MA, LPC
3000 Pearl St. Suite 207
Boulder, CO 80301
303-875- 4033
bmaiberger@mac.com

Hippely, Hannah

From: Stephanie Fox [stephaniejeannefox@gmail.com]
Sent: Friday, June 26, 2009 8:12 AM
To: Boulder County Board of Commissioners
Subject: Palmer application

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Boulder County Commissioners,

I support the Palmer Multiple Principal Special Use. What a terrific community facility it is. The dance events provide many hours of low cost entertainment and social time for people from all over the county, as well as people from Denver and Ft. Collins.

Because of the timing of dances and other events held in the ballroom, I have never observed a conflict with the other uses in the building.

Dances are mostly on weekends and in the evenings; the other building users are there during the week days.

One of the advantages of such a community space is that at some of the dances I see a lot of younger adults there. There is so much talk all the time in Boulder about the high school and college groups and unrest on Pearl Street, etc., that it would be wise for government agencies to promote any other venue where that age group might do activities that are in their price range, safe, and fun. It's also a place for them to mingle with other generations, and that is what I saw when my own college-aged son came to some of the dances.

I have some special memories of being a volunteer during the various stages of creating that dance space, helping to get the floor put in, for example, or painting in the hallway. It fostered a team building spirit among community members, and had an old fashioned barn-raising feel to it, something we don't get much of these days in metropolitan areas.

Sincerely,
Stephanie Fox
(formerly of Longmont)
3533 SW Webster St.
Seattle, WA 98126

Hippely, Hannah

From: Aahugum@aol.com
Sent: Thursday, June 25, 2009 9:42 PM
To: Boulder County Board of Commissioners
Cc: chuck@river.com; riperletz@winstonassociates.com; jimx80302@yahoo.com
Subject: Palmer Application, docket#SU-08-008

Follow Up Flag: Follow up
Flag Status: Flagged

Honorable Commissioners,

On behalf of the Palmer application, I presented an extensive argument why the Avalon is not a new urban development within the meaning of the Boulder Valley Comprehensive Plan before the Planning Commission on May 20. Unfortunately, I shall not be able to be present at the hearing scheduled for July 2. I should like, however, to submit a memorandum for your consideration that essentially restates my oral statement of May 20 but with some changes, particularly with respect to the significance of Naropa being immediately to the east of Avalon.

I strongly urge you to approve the Palmer application since such approval would promote the cultural and social interests of the Boulder community.

Respectfully submitted,

Arnold T. Guminski

Memorandum by Arnold T. Guminski

Re: The Palmer Application—June 25, 2009

Arnold T. Guminski

7203 Augusta Drive

Boulder, CO 80301-3799

(303) 530 7358 aahugum@aol.com

Honorable Commissioners: My name is Arnold Guminski. My wife and I reside in the Gunbarrel area at 7203 Augusta Drive, Boulder 80301. We moved here from California in 1993, following my retirement after 29 years as a deputy district attorney for Los Angeles County. I continue to enjoy my retirement as an inactive member of the Colorado State Bar. Anne and I moved here in large part because of the richly diverse and abundant

participatory dance activities available in Boulder and on the Front Range. Naturally we think we are in Paradise since the Avalon Ballroom is less than a 15-minute drive from our home. But our sense of tranquility has been much disturbed by this pending review and its possible unfavorable outcome.

The critical issue is whether the Palmer application pertains to property that is *new urban development* as defined in policy 1.24.b of the Boulder Valley Comprehensive Plan. The first prong of the BVCP definition is satisfied in that a special use review is required in view of the multiple principal uses of the Avalon structure. The second prong is what is in issue. The staff report concludes that the Avalon property is (1) not in harmony with the character of the neighborhood and not compatible with the surrounding area, and (2) not in accordance with the Boulder County Comprehensive Plan.

The Avalon Property is in harmony with the character of the neighborhood and compatible with the surrounding area. First, let us recall that the Avalon structure has the Naropa campus immediately to its east and so the Naropa campus is within Avalon's neighborhood and surrounding area. It is therefore surprising that the staff has failed to acknowledge that Avalon, chiefly dedicated as it is to participatory dance activities with its recreational, social, and cultural qualities, and Naropa, an educational and cultural center, are thus very much alike in very significant respects.

Second, the Avalon structure is a building well set back from the street. It is not a shopping mall or commercial outlet attracting large numbers of people. Putting aside the possibility of outdoor recreation, the activities take place within the building well away from public view and notice. It is not a den of iniquity or a magnet attracting disorderly people. It is not the site of debauchery, or of illicit and lewd assignation; nor is it a place where the young may not safely congregate in the absence of chaperons. It is not even a bar or night-club. Dance events are such that attendees come and go as they please in rather scattered traffic patterns—unlike attendance at a regular religious service, concert, play, or other theatrical performance, or at a sports event. And the staff report with respect to the criterion of harmony and compatibility is utterly inconsistent with its later finding (at page 8) that increase in traffic at the site would not result in undue traffic congestion or traffic hazard.

Let us now turn to the staff discussion of the criterion that the proposed multiple uses will be in accordance with the BCCP, which implicitly incorporates the BVCP. The Avalon site is concededly within an area IIA, as to which annexation is possible. Here we must note our disagreement with the staff report's assertion (at page 6) that the Avalon "property and the property adjacent to the west are effectively enclaves surrounded by the City of Boulder and are eligible for annexation." The area in question is not a county enclave within the meaning of policy 1.27.b of the BVCP since it is not part of "an unincorporated area of land entirely contained within the outer boundary of the city." Moreover, the map of the relevant area shows that the Avalon property is part of a contiguous, unincorporated IIA area that is partially adjacent to area IIB property to the south and also to the east south of Arapahoe Road. So, in our opinion, the area in question is not even "effectively" an enclave.

The staff report's discussion of criterion 2 is flawed in another way. And here we come to the crux of the matter. The report recites:

According to the BVCP, "the Community Industrial classification is shown for those areas where the predominant uses provide a direct service to the planning area. These uses often have ancillary commercial activity and are essential to the life of the Boulder community. These uses include smaller scale auto-related uses, small printing operations, building contractors, building supply warehouses, small manufacturing operations and similar uses."

Without any analysis whatsoever, as if what is in question is some self-evident truth such as those for which our fathers fought and died at the battles of Lexington and Yorktown, the staff "determined that the largest

proposed uses in this proposal, the Recreational uses and the Professional Office use, do not qualify as Community Industrial.” Let us now engage in the much-needed analysis.

First, we should bear in mind that in legislation and administrative regulations terms are very often used that do not conform with standard dictionary usages but rather as technical terms of art. Reference is made in the BVCP, part III, Land Use Map Descriptions lists five classifications of industrial use within the Boulder Valley, including community, light, and performance. We have already quoted the BVCP description of the community industrial classification. The BVCP defines: “The industrial uses considered as ‘Light’ and ‘Performance’ Industrial on the comprehensive plan are primarily research and development, light manufacturing, large scale printing and publishing, electronics, or other intensive employment uses.” However, it would be wrong to conclude that the BVCP uses the term “industrial” in unambiguous ways. In the first place, note that the description of light and performance industrial classifications refers to *primarily* research and development, and so forth. So here it is important to remark that the light and performance industrial classifications do not preclude the standard or customary way in which the principal uses permitted in industrial zones include many uses that in no way can be considered *industrial* in any dictionary-definition way. For example, sections 4.111 (Light Industrial District) and 4.112 (General Industrial District), of the Boulder County Land Use Code explicitly mention indoor recreation as among the principal uses permitted in such district. The description of the community industrial classification is even more vague. Let us parse that description.

The classification is to be “shown for those areas where the predominant uses provide a direct service to the planning area.” What does the term *planning area* mean? The BVCP makes it absolutely and abundantly clear that the term *planning area* pertains to what is defined as such in the introduction to the plan. To wit: “The planning area encompasses the Boulder Valley, which is generally defined as those areas bounded by the mountain backdrop on the west,” and so forth. See also policy 1.22 that explicitly states: “The Boulder Valley Planning Area is divided into three major areas”—followed immediately by descriptions of what constitutes areas I, II, and III. That the term *planning area* for our purposes refers to the Boulder Valley is further confirmed by that sentence which refers to the predominant uses often having ancillary commercial activity of essentiality “to the life of the Boulder community.”

The predominant uses of the Avalon structure, i.e., its recreational uses, provide a direct service to the planning area, i.e., the Boulder Valley, in ways essential to the life of the Boulder community. The participatory dance and kindred activities that take place there are not merely recreational and at affordable prices—so important during this period of grave economic recession and important at any time for making available wholesome recreation for young people. No. Such activities have themselves great cultural value for dance is an important artistic activity when well done even when it takes place incident to recreational activity. Moreover, many out-of-town visitors may come to attend special workshops and festivals at Avalon (if allowed to flourish). In this connection, please also bear in mind that policy 5.12 of the BVCP provides: “The city and county will support and encourage further development of arts and cultural programs that can serve as attractors for new business investment as well as enhance quality of life.”

The BVCP’s description of the community industrial classification refers to so-called predominant uses as *often* having ancillary commercial activity and essentiality to the life of the Boulder community. But this does not mean that the predominant uses are supposed to *only* be ancillary commercial activity. The enumeration of examples of ancillary commercial activity is intended to be illustrative and hence is not exhaustive. According to standard usage, areas being zoned or classified as industrial encompass many uses that are not industrial in the standard dictionary sense. It would be absurd to suppose that a property having such multiple, independently operated uses, such as a church, a dance studio, indoor theater, reception hall, and community meeting facilities, and only such uses, would not be considered as within the community industrial classification. Thus it would be unreasonable to impute to the legislative body an absurd intention to restrict the term *community industrial classification* to *only* ancillary commercial activity since noncommercial activities may also be essential to the life of the Boulder community.

The *coup de grace*, as it were, to the staff position that Avalon does not conform to a community industrial classification is the fact that the Naropa campus is deemed by the city to fall within this classification. It might be urged, perhaps, that Avalon would not constitute a new urban development were recreational use its sole principal use. But this point only pertains to the first prong of the BVCP definition of what constitutes new urban development, i.e., that a special use review is required where there are multiple principal uses. It does not pertain to the issue of what uses fall within the community industrial classification. Therefore, it follows that Avalon falls within the community industrial classification since Naropa also falls within that classification even though its uses do not include ancillary commercial activity. It thus appears that staff not only failed to appreciate the significance of Naropa as within the immediate neighborhood of Avalon with respect to the issue of whether Avalon is in harmony with the character of the neighborhood and compatible with the surrounding area. Staff also failed to appreciate the significance of the fact that Naropa falls within the community industrial classification.

Since the Palmer application does not pertain to what can justly be considered as a new urban development, I need not discuss those additional points made in the staff report, pages 7 and 8, which presuppose that the Avalon property constitutes a new urban development. This includes the city's response that erroneously assumes that the county has already determined that Avalon is new urban development. (See message dated September 28, 2008, from Susan Richstone to Hannah Hippely, which refers to "the county's finding that this [i.e., the Palmer] proposal constitutes 'new urban development.'")

Policy 1.27.c provides that "the city will annex Area II land with significant development or redevelopment potential only if the annexation provides a special opportunity or benefit to the city." The spirit if not the letter of this provision surely applies to the instant application. The Avalon is still a fledgling enterprise. Presently we have a situation involving both paradox and irony. It is very much to the public good of the Boulder community that the Avalon project flourish. But it is not to the public good that the Avalon property be annexed now or in the foreseeable future. It is written: "The letter killeth, but the spirit giveth life." Fortunately both the letter and the spirit of the applicable law favor the conclusion that the Avalon property is not a new urban development within the meaning of the Boulder Valley Comprehensive Plan.

So what is to be done? *Fiat justitia, ruat coelum et pereat mundus*. Let justice be done though the heavens fall and the earth perishes.

Thank you for your consideration.

Shop Popular Dell Laptops now starting at \$349!

Hippely, Hannah

From: susan.maly@comcast.net
Sent: Friday, June 26, 2009 8:20 AM
To: Boulder County Board of Commissioners
Subject: In support of the Palmer Multiple Principal Special Use Application
Attachments: Avalon Support Letter.doc

Follow Up Flag: Follow up
Flag Status: Flagged

Boulder County Commissioners:

I support the Palmer Multiple Principal Special Use Application for
Boulder Dance LLC.

I attend Sunday evening Tango Dances twice a month. What a beautiful venue the Avalon Ballroom is! Usually, a friend and I spend some time and money in Boulder before the dance. Although there are many places to dance in Denver, where I live, it is worth the drive to enjoy these events.

The revenue of non-profits has been particularly hard hit in these difficult financial times, so consideration of a solution to provide community services in a sustainable way, not dependent on public subsidy, is imperative for elected leaders. The Village Arts Coalition (VAC) presents an opportunity for Boulder County Commissioners to do just that! Without a significant change to the existing building, or negative impact on the surrounding neighborhood, approval of the "Special Use" application will allow for a creative means of keeping this facility available to non-profit activities. As proposed for the site, the other businesses will help support community functions at the Avalon in a way that is compatible with the current location.

I not a constituent of Boulder County, however, I want to thank you for your attention to this important issue. I trust that you will appreciate the far reaching benefit of the Avalon and support the approval of the Special Use application for Boulder Dance LLC.

Best regards,

Susan Maly

8731 W Cornell Av #2

Lakewood, CO 80227

Hippely, Hannah

From: Kathryn Bernheimer [kathryn@boulderjcc.org]
Sent: Friday, June 26, 2009 11:45 AM
To: Boulder County Board of Commissioners
Subject: Avalon

Follow Up Flag: Follow up
Flag Status: Flagged

As director of Menorah: Arts, Culture and Education at the Boulder JCC I have used the Avalon for several of our fundraising events and consider it a unique and indispensable venue. I have personally attended dance events at the Avalon as well as fundraisers and bat mitzvahs. This dance space makes a vital contribution to the cultural arts in Boulder. I urge you to preserve this jewel in our splendid arts scene crown.

Kathryn Bernheimer
Boulder JCC Program Director
303-998-1021

www.boulderjcc.org

The Boulder JCC's mission is to provide programs and services based in Jewish values and traditions in a place where people of all ages and backgrounds gather to exchange ideas, learn and grow together.

Hippely, Hannah

From: John Myers [johnwm99@yahoo.com]
Sent: Friday, June 26, 2009 2:44 PM
To: Boulder County Board of Commissioners
Subject: I Support the Palmer Multiple Principal Special Use.

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Commissioners:

I Support the Palmer Multiple Principal Special Use.

The Avalon is a very special community place with an excellent suspended wood floor to dance on lovingly created with community volunteer workers including myself. As a retired senior this is an especially important community gathering place to dance and attend other functions that won't stress my limited retirement funds. Seniors need to have exercise, and social interaction and according to AARP dancing is an especially healthy way to keep fit and functioning (both mental and physical) well into the later years. I have attended C FOOTMAD and American Vernacular Dances especially enjoying the Sunday Tea Dances and have met hundreds of wonderful people. Previously this dance was held in downtown Denver but now it is only a ten minute drive from my home. This building is not new urban development it has been here for a very long time with very little outward change but now is a valuable community asset. The businesses that remain here help to pay for the activities at the Avalon.

Please keep our nonprofit ballroom functioning in Boulder County for all to enjoy at a reasonable price!

Thank You,

John W. Myers
1413 Kilkenny St.
Boulder, CO. 80303

Hippely, Hannah

From: Larry Topliss [l_topliss@hotmail.com]
Sent: Friday, June 26, 2009 2:55 PM
To: Boulder County Board of Commissioners
Cc: events@teadance.info
Subject: Avalon Ballroom at 6185 Arapahoe

Follow Up Flag: Follow up
Flag Status: Flagged

Dear County Commissioners:

I support the Palmer Multiple Principal Special Use.

I have been a resident of the City of Boulder for several decades.

For the past 2 years I have attended dances at the Avalon Ballroom almost regularly on Thursday evening of the each week. Additionally, on many occasions, I have attended dances sponsored by various groups on other week nights. Consequently, I feel very familiar with the activities held at the Avalon.

My personal opinion is that the Avalon offers a pleasant environment and the best dance venue available within Boulder County. The Avalon has a large dance floor, spacious parking, inexpensive entrance fees, a non-alcohol environment, and schedules to accommodate persons who must work the following day. On most occasions, an impressive attendance is achieved both in number and diversity. Persons who attend these dances have varying levels of dance skill, ethnic diversity, ages ranging from teenager to senior citizen, mature/polite attitudes, and all appear to enjoy themselves. Never have I witnessed any unpleasant, bellicose behavior by others, while I have been in attendance at the Avalon.

The owners of the Avalon and, especially the various organizations that sponsor events at the Avalon, deserve praise. They have self-organized to accomplish impressive improvements to the premises, using voluntary labor. They provide Boulder County with a wide assortment of dependable, regular dance events, thereby enriching the culture opportunities within Boulder. Most dances include instructional classes to encourage beginners. It is not uncommon to encounter persons who have driven from surrounding counties to attend, and such visitors are complimentary of the event, and some complain they do not have the equivalent available in their area of residence.

It is my understanding that the Avalon Ballroom shares its building with 2 other business enterprises. This multi-use scenario presents no evident adverse impact. From a dancer's point of view, the business enterprises are extremely inconspicuous (probably most dance attendees do not realize other businesses exist at the sight). Furthermore, because most Avalon Ballroom events occur during the evening, there is no overlap in business hours with the businesses.

I can not imagine why the Boulder County Commissioners or any other level of government would consider doing anything to impede or hamper the community activities being conducted at the Avalon. In fact, if any government involvement is appropriate at this time, it should be in the form of a 'stimulus package' designed to support the organizations utilizing the ballroom. Please allow the activities at the Avalon to continue and flourish.

Larry T. Topliss

Windows Live™: Keep your life in sync. [Check it out.](#)

Hippely, Hannah

From: Anne Vickery [avickery@boulder.net]
Sent: Friday, June 26, 2009 7:17 PM
o: Boulder County Board of Commissioners
Subject: Spam: Fw: Palmer hearing SU-08-008

Follow Up Flag: Follow up
Flag Status: Flagged

To the County Commissioners:

I have been a dancers for over 25 years and am on the Board of the Village Arts Coalition (VAC) and a founding Board member. I support the Palmer Multiple Use Application.

Founded in 1989 to create a permanent affordable home for participatory dance, VAC had a dream of a facility with a large ballroom (with a suspended wood floor) and two smaller dance studios. VAC started a building fund as did several of its member groups. In 2000 the City chose VAC as one of two organizations to occupy the "civic use space" beside the St Julien Hotel at 9th and Canyon. VAC spent over \$100,000 in architectural fees and to meet City requirements. But then, St. Julien wanted the site and city staff wanted a conference center on the site. VAC was out and had to write off over \$99,000 of its building fund. This experience was very painful and shattered the VAC dream.

VAC with its financial partner Chuck Palmer who is a VAC Board member, dancer and benefactor, has now created a home in Boulder County - the Avalon. VAC volunteers and other dancers constructed the ballroom with its 5000 sq. foot suspended wood floor, the key piece of our dream. VAC leases the ballroom at an affordable price to participatory dance groups. The two business in the Avalon help defray expenses - this is the financially necessary multi-purpose use.

Many of us are contacting you out of fear - I know I am. We are afraid that if the Avalon is forced to annex into the city VAC can not afford the annexation costs and, as a no-profit organization, can not afford the consultants to deal with the paper work. Being unable to meet the costs, we are afraid that the Avalon may have to be sold.

Dancers and musicians from all over Colorado and the U.S. have come to the Avalon. Teachers, musicians and folk dance performing groups from Europe and South America have come to the Avalon. The Avalon is developing a reputation as a major national and international participatory community dance venue. The Avalon is a unique establishment in Boulder County. It is truly the answer to many, many dreams. Boulder County should take pride in the Avalon and support the very positive social, cultural and community benefits. Please approve the Palmer application and support the recommendation of the Planning Commission .

Thank you for your attention,

Anne Vickery 5255 Pennsylvania Ave.
Boulder, CO 80303
303-499-3001

Hippely, Hannah

From: Peggy Papper [peggycolo@yahoo.com]
Sent: Saturday, June 27, 2009 10:51 AM
To: Boulder County Board of Commissioners
Subject: Avalon Ballroom

Follow Up Flag: Follow up
Flag Status: Flagged

Dear County Commissioners,

This letter is to support the Palmer Multiple Principal Special Use Permit. I have lived in Boulder for more than 40 years and I have been dancing with the Boulder dance community for at least 25 years. We have danced and crowded into places such as school gymnasiums and cafeterias for many years. Now we finally have a home with a wonderful, large, cushioned dance floor. I personally go the the Avalon one to three times a week for various dances including contra dancing, waltz, swing dance, ballroom, and salsa dancing. It is all good, clean, fun and the Avalon provides the place for our dance community to thrive. It offers a valuable and affordable recreational service that is available to everyone. You are all welcome to join us there. Thank you.

Sincerely,

Peggy Papper

Hippely, Hannah

From: Michael Haughey [mhaughey@earthlink.net]
Sent: Saturday, June 27, 2009 3:08 PM
o: Boulder County Board of Commissioners
Subject: Palmer Multiple Principal Special Use Application

Follow Up Flag: Follow up
Flag Status: Flagged

Attn. Boulder County Commissioners

P.O. Box 471, Boulder, CO 80306

Dear Sirs,

I support the Palmer Multiple Principal Special Use. I have been dancing since the late 70's and is has been terrific to finally have a home for the dances. I come to an event there on average once a week and often more, for the Tea Dances, swing dances, contra dances, salsa dances, and special events.. In the past dance groups have rented space at various places that have changing schedules, lack air conditioning, and are really too small for the dances, among other occasional difficulties. The Avalon facility is both non-alcohol and non-smoking, a tremendous relief to me and many others. Not only is there now a home for dancers, but the availability, frequency, and variety of dance events is now increased dramatically due to this facility. The non-profit Village Arts Coalition and Boulder Dance LLC have done a wonderful job of providing a facility that has not existed before, and the cushioned wood dance floor is a savior for our feet. This is a terrific asset for Boulder County and I ask that you do all you can to support the Palmer Multiple Principal Special Use. Having non-profit business and regular businesses in the same building is a win-win for everyone, making good use of a pre-existing building.

Thank-you for your consideration.

Michael D. Haughey, P.E.,

HBDP, CEM, LEED AP

Silvertip Integrated Engineering Consultants

www.SilvertipConsultants.com

303-650-1080

Cell: 303-903-4722

Fax: 303-430-1402

mhaughey@earthlink.net

Hippely, Hannah

From: Sharon Switzer [sharonlswitzer@yahoo.com]
Sent: Saturday, June 27, 2009 9:58 PM
o: Boulder County Board of Commissioners
Subject: Avalon dance space hearing

Follow Up Flag: Follow up
Flag Status: Flagged

Dear commissioners,

I am writing because I will be unable to attend the hearing on Wed., July 7, 2009 regarding the Palmer Multiple Principle Special Use hearing.

I support the Palmer Multiple Principle Special Use. I have found a wonderful sense of community, creativity, and exercise in the Avalon facility. It is unequalled in Boulder and the surrounding area. This space is large, well ventilated, comfortable, fabulous place to dance. Every other venue in the area pales in comparison. I have been dancing there off and on for a year and regularly for 4 months and have lived in Boulder my whole life. There never has been such a fabulous dance space in the 48 years I have lived here. I wanted to learn to salsa dance for years and have had difficulty finding the right venue. The Avalon is just such a venue. It is large, accessible, flexible with it's events, popular, with more than 200 people there every Thursday night, comfortable, and not located in an area where the public would complain about noise.

I am aware of the sustainable financial model that provides community service. The VAC Village Arts Coalition has developed this model without public subsidy.

The impact on the community will be invisible and in no way negative. The other businesses are essential to help pay for the community activities at the Avalon. These businesses are compatible at this site.

In these times of economic uncertainty, why would you want to limit or take away such a wonderful community dance facility.

I urge you to support The Palmer Multiple Principle Special Use.

Thank you for your time and consideration,

Sharon Switzer M.S., P.T.
Physical Therapist
Certified Muscle Activation Specialist
5277 Manhattan Circle, Suite #103
Boulder, CO. 80303
720-352-7532 Fax: 303-499-9209

Hippely, Hannah

From: Hanna Schuenight [mentorfor@hotmail.com]
Sent: Sunday, June 28, 2009 8:36 AM
To: Boulder County Board of Commissioners
Subject: The Palmer Avalon project

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Commissioners,

I am writing on behalf of the Avalon, which has become a major part of my life through dance, friendship, volunteerism, and the ability to attend events without needing to spend beyond my budget. I am very part time employed teaching GED classes in Denver and would not be able to attend dances if it were not for the reasonable prices. I also make it a point to car pool to the events, to save the environment. I wish I lived in Boulder to take advantage of the vast array of dance opportunities available, this building and it's flexible use has truly been a godsend. Unfortunately I've not been able to participate in the many projects to improve the infrastructure and ambiance, but I've very much enjoyed the efforts of others.

Also during my period of unemployment, I have been able to sell a few things to help out my budget, and also occasionally I've brought my sewing machine, to sew on site so that people didn't need to travel to Denver to have a project done.

In conclusion This is an amazing group of people, inspiring, warm, supportive, and creative. Recently I brok my arm while dancing, I was swept off to the hospital, one friend driving my car since I couldn't. Others making sure I took it easy afterward, by leaving me at there home to watch movies and elevate my arm, and other letting me spend the night the evening before Dr. appointments so that I wouldn't need to go through the stress of early morning traffic into Boulder from Denver.

I hope your decision is the heartfelt one and not motivated by some agenda that is not community focused.

One last thought, I moved here from Kansas City, Missouri due to the increased dance opportunities 15 years ago and have never regretted it even thought it was hard at first.

Sincerely,

Hanna Nancy Schuenight.

I hope to be there on the seventh of July, when history for us will be all important!

Insert movie times and more without leaving Hotmail®. [See how.](#)

Hippely, Hannah

From: Karen.Edwards@sun.com on behalf of Karen Edwards [Karen.Edwards@sun.com]
Sent: Sunday, June 28, 2009 10:26 AM
o: Boulder County Board of Commissioners
Subject: Regarding zoning for Palmer Multiple Principal Special Use permit

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Commissioners,

I support the Palmer Multiple Principal Special Use permit for the Avalon facility.

The Avalon facility located on Arapahoe has a compelling story so I hope you read this message.

The Avalon has the largest dance floor (and suspended floor !) that I have ever been able to dance on regularly and is affordable. There is no other place to dance as nice as the Avalon.

Sun Microsystems moved me to Colorado from California in 1999. I am now a home owner in Louisville which I picked due to its convenient location to the Avalon. I am a 58 yr old single woman and avid dancer. The Avalon is the most beautiful and enjoyable facility available.

The Avalon is a true community "club house" that provides healthy entertainment for all ages. It is common to see teenagers coming to the Swing and Contra dances who enjoy showing off their "moves" and learning new moves from us older generation.

We older folks need dancing. Studies have shown dancing lowers the rate of osteoporosis, alzheimers etc and increases coordination etc. This means lower health care costs in the long run and greater happiness. It offers friendship and employment networking.

I hired an under employed Avalon dancer to help me rebuild my deck. I learned of and participate in a volunteer position within the Boulder County School District from an Avalon dancer.

Please support us and let us keep the Avalon as it currently exists, as an affordable and beautiful dance facility that allows other businesses to contribute to the cost of the building.

Sincerely,
Karen Edwards

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=====
Karen Edwards karen.edwards@sun.com
Online Services and Knowledge
720-548-3472 x40397 Sun Microsystems
=====

Hippely, Hannah

From: Nancy Ellinghaus [nellinghaus@juno.com]
Sent: Sunday, June 28, 2009 10:09 PM
To: Boulder County Board of Commissioners
Subject: Palmer Multiple Principal Special Use

Follow Up Flag: Follow up
Flag Status: Flagged

I support the Palmer Multiple Principal Special Use request. I am an active member of the Boulder dance community and dance at the Avalon at least twice a month. I am also one of the teachers and organizers of the Scandinavian dance community. We sponsor a weekend dance workshop every spring that brings dance teachers from Norway and Sweden and participants from around the country. Until Avalon was available it was a never ending challenge to find an affordable dance space with a decent floor that was large enough to hold our group. We often had to use two or three different locations in one weekend.

The Avalon is an amazing community resource for participatory dance. Many different dance groups hold events there that are affordable and open to the public. It is also a place where we can dance and socialize without the standard "bar scene," smoke or alcohol. Perhaps the most amazing thing about Avalon is that it is financially sustainable, providing a needed community service without any government financial subsidy. The Village Arts Coalition and its many non-profit community member groups work to keep the venue sustainable, without charging burdensome rents to the groups that use it. This is possible only because the other businesses that occupy a portion of the building contribute significantly to our financial stability. The business and dance uses are completely compatible. The business operates during the day and the dancing occurs mainly evenings and weekends. This all occurs without significant changes to the building and does not negatively impact the surrounding community. Our off street parking lot is large enough to accommodate our parking needs. Since there are no significant changes to the building or property, this cannot be seen as "new urban development".

Sincerely,
Nancy Ellinghaus
5464 Ptarmigan Circle
Boulder, Colorado

[Get your dream car or truck. Click here.](#)

Hippely, Hannah

From: Danny Mack [danny@nmci.com]
Sent: Sunday, June 28, 2009 11:45 PM
o: Boulder County Board of Commissioners
Subject: Boulder Dance LLC

Follow Up Flag: Follow up
Flag Status: Flagged

Boulder County Commissioners,

I am writing to express my support for the Palmer Multiple Principal Special Use Permit for Boulder Dance LLC.

I attend two events regularly at the Avalon Ballroom. One is Rhythm Sanctuary which occurs every Tuesday evening. The other is BIJA Dance (Boulder Improv Jam Association) which occurs every other Wednesday evening.

Both of these events are very important to me and to my friends and dance colleagues.

We would not be able to achieve the same quality of events without the amount of space that the ballroom provides. The Avalon ballroom is especially unique in its size - especially the size of the dance floor, but also the size of the stage and the size of the additional space (lobby, changing rooms, bathrooms, storage rooms).

The dance floor is a very high quality "sprung" wood floor, which is very important for those of us who dance regularly, since it protects the back, knees, and all joints, as well as allowing some more gymnastic/improv floor-based movement.

It is important that the space remain an economical option for these activities. Many of those who attend the events would not be able to be regular participants if the cost were significantly higher (currently \$10 per evening).

I have been in Boulder for 25 years, and I previously taught dance in Boulder (though I am not doing so now), and I can confidently say that there has never been a location as important to the dance community as this.

Other facilities in the area do not compare - the Irey theater at CU, the Dairy Center, Naropa University's studios - none are available for these sorts of events. The other private studios in the area are all considerably smaller and have less amenities.

Lastly, I would like to affirm that I believe that the other businesses in the building are necessary to help make the Avalon economically viable and the activities of those businesses do not conflict with the dance activities that are my primary interest.

Thank you for your time and consideration.

Danny Mack
1825 Yarmouth Ave.
Boulder, CO 80304

303-442-7150

Hippely, Hannah

From: Brian Senjem [briansenjem@yahoo.com]
Sent: Wednesday, June 24, 2009 7:52 AM
To: Boulder County Board of Commissioners
Subject: Palmer application - permit for Boulder Dance LLC

Follow Up Flag: Follow up
Flag Status: Flagged

Hi,

I want to let you know that I support the Palmer Multiple Principal Special Use.

I, along with many of my friends, dance salsa, waltz, swing, etc at the Avalon. I'm 41 and see it being used by people in their 20's, 30's, 40's, 50's and up. It's greatly needed as there are not many options in Boulder and many people end up going to Denver and other surrounding communities to dance and for other recreation. Boulder, of all places, with its emphasis on art and community, should not push people to go elsewhere for dance and recreation.

One of the newest community approaches is social entrepreneurship, which is community-oriented organizations supporting themselves through innovative money-making means rather than simply relying on community monetary support and donations. This makes it possible to provide an important community service in an affordable way.

Allowing the Avalon to have tenants whose rents support its mission, is one of the best ways to make it viable. Collecting the rents is a form of social entrepreneurship and should be encouraged in the Boulder community.

Thanks for your consideration,
Brian

Brian Senjem

Phone: 303-618-7287, Fax: 303-558-3891
4247 Prado Drive, Boulder, CO 80303
www.easytrackpayroll.com

Hippely, Hannah

From: Penny Anderson [penny.c.anderson@gmail.com]
Sent: Tuesday, June 23, 2009 8:08 PM
o: Boulder County Board of Commissioners
Subject: note re the Avalon

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Commissioners:

I am writing to support the Palmer Multiple Principal Special Use permit for Boulder Dance LLC.

I have been dancing regularly at the Avalon since it opened several years ago. This is a wonderful dance space, and a huge improvement over the school gyms where the CFOOTMAD contra dances used to be held. Having a new, large dance space has also allowed more dance activities to be offered, such as the Wednesday Waltz Etcetera. I consider these dances an important part of my social life, and they have the added benefit of being a great way to de-stress and stay fit.

also support the sustainable financial model developed by the Village Arts Coalition and others for providing community services without public subsidies. The other businesses in the building are essential to help pay for the community activities at the Avalon, and these two uses seem to be quite compatible.

The Avalon offers hundreds of people up and down the Front Range with unparalleled opportunities to dance, socialize and form the kinds of communities that are becoming increasingly rare in our depersonalized society. To do anything that would jeopardize this would be a crying shame.

Penny Anderson

8717 Baseline Rd

Lafayette CO 80026

Hippely, Hannah

From: Susan Reisser [sreisser@gmail.com]
Sent: Tuesday, June 23, 2009 7:46 PM
To: Boulder County Board of Commissioners
Subject: Palmer Multiple Principal Special Use

Follow Up Flag: Follow up
Flag Status: Flagged

To: Boulder County Commissioners

Date: June 24, 2009

From: Susan Reisser, 1630 Ivy St., Denver, CO 80220

"I support the Palmer Multiple Principal Special Use." I urge you to do so.

I am a Denver resident, but I spend much of my free time at the Avalon. My husband and I routinely travel there for Sunday tea dances, monthly swing dances, Wednesday waltz nights, dance workshops and weekends, folk dance parties and birthday and wedding celebrations within our dance community. We have enjoyed sharing meals both outside and in, dancing often to live music, which is becoming increasingly scarcer and is such a treat. Teachers who have traveled the world over have commented on the high quality of the dance floor and the sound system that we dancers enjoy so much. Over the years, I've become a firm supporter of the community ideals that have developed this fine dance space, and now am a board member and secretary of the Village Arts Coalition, which operates the ballroom.

The Avalon has not only provided my husband and me with wonderful dance opportunities, but it has more importantly been the place where we have made treasured friendships. We have danced in many cities and at many venues, but the community that has developed within the Avalon is one that is unique and truly special. I can't begin to imagine my life without it.

Through the efforts of the Village Arts Coalition, a marvelous dance space is available at a low cost not to be found elsewhere to non-profit groups who operate on tight budgets. Without the Avalon, I can't imagine where many of these groups would find sufficient affordable space for their dance events. But this can't be done at the Avalon without the contribution of income from the businesses that share the site. The combination has evolved into a harmonious, beneficial relationship.

Please consider this matter carefully. The Avalon brings great joy to the lives of so many in the entire front range area, and so many have contributed selflessly to create this special space, something that Boulder County can be proud of, and that stands as a model of what community can achieve.

I thank you,

Susan Reisser

Hippely, Hannah

From: julie.o.lancaster@gmail.com on behalf of Julie Lancaster [info@planina.org]
Sent: Tuesday, June 23, 2009 6:17 PM
To: Boulder County Board of Commissioners
Subject: In support of the Palmer Multiple Principal Special Use for the Avalon Ballroom

Follow Up Flag: Follow up
Flag Status: Flagged

Dear County Commissioners:

I support the Palmer Multiple Principal Special Use for the Avalon Ballroom.

I am a longtime member of the Boulder folkdance community, and the group I direct, Planina-Songs of Eastern Europe, which is a 501(c)(3) organization, is a member of the Village Arts Coalition. I have witnessed and participated in the folkdance community's efforts over decades to secure a large, affordable place to dance with great wooden floor, and I can assure you that dancing at the Avalon is thrilling. The community support that has gone into making it the showplace it is today is dazzling.

Being able to have dances and special events at "our own" venue, the Avalon, is the culmination of a dream for many, many people. When Planina hosted a "cookbook concert" in 2007 -- a gala event involving table seating for 100+, kitchen prep for the food tastings, a full stage concert and folkdancing by the audience, the Avalon provided the perfect setting. I love dancing in this ballroom!

The Village Arts Coalition (VAC), which leases and manages the Avalon Ballroom, is a nonprofit community organization and a partner in Boulder Dance LLC. The other businesses in the building are essential to help pay for the activities at the Avalon. The application is to allow both businesses and dance activity, with no significant changes to the existing building or to its impact on the community. This is not "new urban development" as the County staff claims.

Thank you.

Julie Lancaster
for PLANINA - Songs of Eastern Europe
<http://www.planina.org>
303-733-1120

Hippely, Hannah

From: Haverfield, Carrie
Sent: Wednesday, June 24, 2009 2:49 PM
To: Hippely, Hannah
Subject: FW: [TCBulletinBoard] CRITICAL! Letters needed to County Commissioners re: Avalon Application
Attachments: image001.jpg

From: j.lavino@comcast.net [mailto:j.lavino@comcast.net]
Sent: Wednesday, June 24, 2009 2:40 PM
To: Boulder County Board of Commissioners
Subject: Fwd: [TCBulletinBoard] CRITICAL! Letters needed to County Commissioners re: Avalon Application

The Palmer application is for a "special use" permit for Boulder Dance LLC (the name of the building containing the Avalon and two businesses). Start your comment: "I support the Palmer Multiple Principal Special Use." The Commission staff said you do not need to describe the application, just simply support it. Then, in your own words, state your reasons...

AVALON HEARING BEFORE THE BOULDER COUNTY PLANNING COMMISSION

WHEN: Wednesday, July 7, 2009 at 2:00 in the afternoon.

WHERE: County Building on the 13 hundred block of Pearl Street, third floor (main building, not the annex).

WHY: The County Commissioners are holding a hearing on Chuck Palmer's request to obtain a zoning permit that would allow the Avalon to remain in the County and expand the dance facilities instead of being annexed by the City of Boulder (which would be very expensive, complex and uncertain). You may write, e-mail or speak at the hearing.

WRITTEN COMMENTS AND E-MAIL: Written comments, including e-mails, will be included in the packet sent on to the County Commissioners. Written and e-mail comments are very important and should arrive by 10 A.M. on Tuesday, June 30th. Letters arriving after this will not be included in the advance packet prepared for the Commissioners.

Attn. Boulder County Commissioners
P.O. Box 471, Boulder, CO 80306
e-mail: commissioners@bouldercounty.org ß Best Method!

"I support the Palmer Multiple Principal Special Use." The Commission staff said you do not

need to describe the application, just simply support it. Then, in your own words, state your reasons...

WRITING POINTS - Use your own words if possible.

1) Tell how often you dance at the Avalon and how wonderful it is to finally have a big, affordable place to dance with a cushioned wood floor and a space for potlucks. Mention the groups you dance with and the number of people involved. If you have volunteered at the Avalon, mention that. If you are an event organizer, mention your previous difficulties in finding a place for participatory dance.

2) Stress that the Avalon provides a valuable community service, not otherwise available in the community, and that it enhances your personal experience. If you have a particular perspective mention it (parent, senior, limited-income, ethnic, teacher, volunteer, long-time dancer, live far away, moved here from somewhere else, have volunteers at Avalon, etc.) and how this perspective is served by dancing at the Avalon.

3) State that you support the sustainable financial model for providing community services without public financial subsidy developed by the Village Arts Coalition (VAC) and its many non-profit community member groups.

4) State that the other businesses in the building are essential to help pay for the community activities at the Avalon, and that you think these uses are compatible at the site.

5) The application is to allow both businesses and dance activity, with no significant changes to the existing building and no negative impact on the community. This is not "new urban development" as the County Planning staff claims.

AT THE HEARING: At this hearing it is important to have as many supporters attending as possible. It would be great if there were standing room only. We want the County Commissioners to know there are a lot of citizens supporting the request. When at the hearing, do not cheer or clap; instead wave your arm when you agree with a speaker.

Be aware that parking meters for on-street parking will probably not give you enough time to attend the hearing through our entire presentation. Consider parking in non-metered locations or in parking structures, or get there without a car.

We anticipate that the hearing will last about three or four hours, as it did last time.

Speaking at the Hearing:

We are arranging about 25 speakers to cover specific points. This

worked very well last time.

Each speaker is allowed 3 minutes maximum - don't run over! There will be a sign-up sheet at the hearing. Sign up before the hearing begins.

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- 3

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▪

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Hippely, Hannah

From: John Douglas & Samantha Redston [blindspring@verizon.net]
Sent: Thursday, June 18, 2009 7:49 AM
o: Boulder County Board of Commissioners
Subject: Avalon Ballroom

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir / Madam,

I was very active in the Boulder folk dance community from 1986 - 1998. I was there at the inception of the Village Arts Coalition.

A dedicated, quality dance space was always the issue. Finally, we (I am still a member of the Village Arts Coalition & Boulder International Folk Dancers) have the Avalon. So many of us worked so hard for so many years to bring this to fruition. Please do not do anything that would cause us to lose this wonderful place that hundreds of people use / enjoy on a weekly (and often more frequent) basis.

Sincerely,
(Still dancing & teaching dance)

Samantha Redston
PO Box 788
988 Johnson's Mill Rd.
Berkeley Springs, WV 25411
.04-258-6424
blindspring@verizon.net

Hippely, Hannah

From: Robert Powers [rspow@earthlink.net]
Sent: Tuesday, June 23, 2009 2:24 PM
To: Boulder County Board of Commissioners
Subject: Avalon Application

Follow Up Flag: Follow up
Flag Status: Flagged

This email is in strong support of the Palmer Multiple Principal Special Use permit. I live a few hours from Boulder, so I don't get to use the Avalon as often as local Boulder people do. But Avalon is one of the important reasons that I do get to Boulder (and support Boulder businesses, of course) fairly often. I danced in Boulder when I lived there in the 1960s. But obviously the Avalon facility is much better structured for dancing than those older facilities. So I hope that the Avalon can continue to be operated economically. That will be for the benefit of Boulder as a whole, as well as for dancers and others who use the facility.

I strongly support the financially viable operation of the Avalon that is provided by the Village Arts Coalition (VAC) and other non-profit entities. They do that without using public financial subsidies. So the Boulder community benefits significantly from the Avalon and its functions, without having to spend taxpayers' money.

The Palmer application for the permit will permit both dance activities and activities of the businesses that share the facility to continue to operate, to the benefit of the city of Boulder AND Boulder county as a whole. The permit, if granted, will not lead to any significant changes in the operation or the structure of the Avalon facility. So the permit would NOT create a "new urban development", as the County Planning staff is said to suggest.

There is evidence of significant reduction in participation in dancing among the younger generation, in many places around the country. Dance has been socially important in the entire known human history, for social reasons as well as for pure entertainment. But in Boulder, dance tradition is still very active and thriving, thanks largely to the Avalon facility and the entities that operate it. So it would be a potential disaster for the Boulder community if the operation of the Avalon were threatened by major changes which some have proposed, but would be avoided by the requested permit.

So please approve the Palmer Multiple Principal Special Use permit for the Avalon facility, which is so valuable to the city and county of Boulder -- not only for local residents, but for visitors like me who are attracted to come to Boulder largely to make use of the Avalon.

Robert Powers
Westcliffe, Colorado

Robert Powers
rspow@earthlink.net

Hippely, Hannah

From: Kit Basom [kitbasom@gmail.com]
Sent: Tuesday, June 23, 2009 11:16 AM
o: Boulder County Board of Commissioners
Subject: Palmer Multiple Principal Special Use

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sirs and Mesdames:

I'm writing to support the Palmer Multiple Principal Special Use application.

I've danced—and taught dance—in Boulder since the mid-80s. I was thrilled to be one of the volunteers involved in constructing the dance floor at the Avalon. And I was looking forward to dancing on it many hours a week. But—before I could take advantage of it, I had to have two surgeries.

I am only now—years later—able to begin dancing again. And I am horrified to find that, now that I'm ready to dance, the Avalon is in jeopardy.

The Avalon is important to me for several reasons:

- All the groups I'd like to dance with are based there.
- I live on a very limited income, and events at the Avalon are affordable.
I have arthritis and appreciate the sprung dance floor (that I helped build).
- Most of all, I treasure the sense of community, the diversity of people who use the space, and the friendly atmosphere so different from dance venues at bars.

The Avalon is a tremendous asset to our community, offering a safe, family-friendly, welcoming environment for anyone wanting to participate in dancing.

Scores of volunteers poured their sweat into creating this studio, believing that we finally had a dance home that no one could force us to leave.

Before its appearance, participatory dance groups in the area were involved in the continual process of chasing after rental venues— and being forced to leave when they changed hands or the cost became too great. I'm sad to think that all the dance groups that now use the Avalon may soon be faced with the prospect of returning to that frustrating process.

In order for the Avalon to continue offering its unique service to the community, the building in which it's housed must also include other business activities to subsidize the nonprofit use. I'm proud of the fact that a nonprofit organization has found a way to partner with businesses to enable affordable dance activities to be held in our community. I see no drawbacks to the multiple uses of the building. On the contrary, it seems like a wonderfully efficient and resourceful use of space, with no adverse impact on the area.

I hope that you will support this creative thinking and the community service that it makes possible, by approving the Palmer application to let the Avalon continue operations as a multi-use facility in the County.

Sincerely,

Kit Basom

3003 Valmont Rd. #53, Boulder, CO 80301

Hippely, Hannah

From: becky bragg [becky.bragg@gmail.com]
Sent: Tuesday, June 23, 2009 3:06 PM
To: Boulder County Board of Commissioners
Subject: Palmer Multiple Principal Special Use Application

Follow Up Flag: Follow up
Flag Status: Flagged

I support the Palmer Multiple Principal Special Use Application.

The Avalon is a fabulous inexpensive community gathering place for dances, weddings, workshops and other community work. It truly embodies what a community want and needs - welcoming places that encourage working and playing together in an effort to make the place we live a place we support and can be proud of.

I have been involved in the Boulder dance community since I first moved to Boulder 20 years ago. In fact, my first social contacts in Boulder were through the dance community. They invited me to a dance at a church (the then location of dances) and I was warmly welcomed into the community. The dance community provided a door into many other opportunities for me to become involved in the community from volunteering at dances, helping at community fairs, extended activities into the Denver-metro area, even paying jobs in the form of teaching and language lessons. I can even say that the dance community caused me to settle in Boulder and become an economic contributor as I met my husband through the dance community and we stayed to raise a family.

Until the Avalon was available, the dance community had to continually search for spaces to hold their events. Prices were always changing and there was no guarantee of space availability or location. The creation of the Avalon by community members provides a consistent, ideal location for not only dance activities (dances, lessons, workshops) but other community events (weddings, fund raising events) in a easily accessible, low cost venue. The multi-use of the building is essential for keeping the costs down for community members so that all of the community activities can be held.

Accepting the Palmer Multiple Principal special use application will be a positive impact on Boulder County by providing a low cost community gathering space that encourages what Boulder County is - a leader in alternative urban planning.

Becky Bragg

Hippely, Hannah

From: Bob Poppe [Bob@thelightingstudio.com]
Sent: Wednesday, June 24, 2009 11:39 AM
To: Boulder County Board of Commissioners
Subject: Palmer Municipal Principal Special Use

Follow Up Flag: Follow up
Flag Status: Flagged

Dear County Commissioners:

I want to enthusiastically support the Palmer Municipal Principal Special Use. I don't think anyone can question how much the Avalon has meant to so many people in the area.

Previous to the Avalon, it seemed hard for people to find a place with a quality dance floor to organize affordable dance events that people could attend regularly.

I think it's great that the Village Arts Coalition and its non-profit member groups can provide such a wonderful community service without public financing. That said, I think it's essential to have other businesses in the building to help pay for the community services. I think these businesses are compatible with the purpose of Avalon.

I also believe that there have been no significant changes to the existing building that would meet the criteria of "new urban development".

Personally, I've never considered myself to be passionate about anything until I took up dancing. I don't know how to adequately express the enjoyment I get from going to the Avalon; but please believe me when I say that the Avalon has added so much to my life.

It has been a godsend to have such a beautiful and affordable space to dance in. I attend almost every single alternative tango dance at the Avalon and occasionally I go to a Tea Dance.

I actually spoke to a gentleman this last weekend who said he's moving from the mountains to Boulder so that he can take advantage of the various dances at the Avalon. People absolutely love the Avalon and many consider it to be an integral part of their life.

I want to end by saying that I want to express my full support for the Village Arts Coalition and all events at the Avalon.

Kind Regards,

Robert Poppe

Hippely, Hannah

From: Carole Lindroos [carole.lindroos@prodigy.net]
Sent: Wednesday, June 24, 2009 11:19 AM
To: Boulder County Board of Commissioners
Subject: Support for the Palmer Multiple Principal Special Use

Follow Up Flag: Follow up
Flag Status: Flagged

I support the Palmer Multiple Principal Special Use.

I have been dancing several times a month at the Avalon since it's inception. The beauty and affordability of this wonderful venue create a community of dancers who are dedicated and supportive of each other and their passion for dance.

The application is to allow both businesses and dance activity, with no significant changes to the existing building and no negative impact on the community. This is not "new urban development" as the County Planning staff claims.

Thank you, Carole Lindroos

Carole Lindroos, MA LPC
2525 Arapahoe Ave. E4-237
Boulder, Colorado 80302
303-875-0229

Hippely, Hannah

From: Alida [alidafranco@earthlink.net]
Sent: Wednesday, June 24, 2009 11:38 AM
o: Boulder County Board of Commissioners
Subject: Palmer Application for Special Use Permit

Follow Up Flag: Follow up
Flag Status: Flagged

To the Boulder County Commissioners:

I support the Palmer Multiple Principal Special Use for a number of reasons.

I live in the city and county of Denver and have been traveling to the Avalon as a ballroom dancer since it opened. I support the Avalon because the Avalon supports the community. It provides affordable community dances to ordinary people. That means providing clean, affordable recreation and exercise for its constituents who cannot afford a gym membership or lessons at a dance studio.

Also, as the economy tightens, people are looking for more and more "community activities" and dancing seems to be one of the activities that is finally returning to the community. It wasn't too long ago that people attended community dances to seek and build relationships. The Avalon fulfills that role.

I support the Avalon's sustainable financial model for providing community services without public financial subsidy developed by the Village Arts Coalition (VAC) and its many non-profit community member groups.

Initially, the building of the Avalon was a philanthropic effort. And to sustain its operation, dancers are asked to pay a reasonable entrance fee for each dance. Additionally, other small businesses were added to the building to help pay for its community activities. I feel that these additional businesses are compatible with the main site and essential to the Avalon's viability and continuity in the community. It seems only reasonable that they exist and seem in no way to approach the definition of "new urban development."

As public funding continues to dwindle in the coming years, community activities based on volunteer organization will, without a doubt, gain strength. I hope the County Commissioners recognize this trend and make every effort to support the Avalon as it currently stands in the Boulder community.

Alida Franco
3436 East Nielsen Lane
Denver, CO 80210
303 757-3405

Hippely, Hannah

From: Char Campbell [char7@earthlink.net]
Sent: Wednesday, June 24, 2009 11:17 AM
To: Boulder County Board of Commissioners
Subject: Palmer Multiple Principal Special Use for Boulder Dance LLC /Avalon

Follow Up Flag: Follow up
Flag Status: Flagged

I support the Palmer Multiple Principal Special Use.

I've enjoyed and attended many participatory dance event sand performances at Avalon (too many to list), and would very much like to see this vital community center stay alive and active. I urge the commissioners to allow the Avalon to remain in the County instead of being annexed by the City of Boulder.

I support the sustainable financial model for providing community services without public financial subsidy developed by the Village Arts Coalition (VAC) and its many non-profit community member groups.

The other businesses in the building are essential to help pay for the community activities at the Avalon, and I believe these uses are compatible at the site.

Please honor the outcry of Boulder's creative and movement-oriented community and let the Avalon continue it's highly valued service.

Thank you for your time and consideration, Char Campbell

--

Char Campbell
303-530-2516
char7@earthlink.net

5116 Williams Fork Trail #204
Boulder, CO 80301

Hippely, Hannah

From: Haverfield, Carrie
Sent: Thursday, May 21, 2009 3:45 PM
o: Hippely, Hannah
Subject: FW: Hearing re: 6185 Arapahoe

From: Tom %26 Laurel Fanning [mailto:lrsquared@comcast.net]
Sent: Wednesday, May 20, 2009 2:50 AM
To: Boulder County Board of Commissioners
Subject: Hearing re: 6185 Arapahoe

Dear Boulder County Commissioners,

I just learned late yesterday that you will be hearing the land use case regarding allowing the multi-use facility at 6185 Arapahoe Avenue today.

While I have not had time to fully research the "facts" regarding this land use issue, I do find it inconceivable that the uses that currently exist there would be considered incompatible with the current uses in the district. I speak from my own experience as a user of the facility, also drawing upon my experience having worked in the Land Use Division of King County, Washington (Seattle), and my professional experience working with the planning staff of the City of Boulder on many occasions in the past 10 years.

The Village Arts Coalition (VAC) has very quietly coexisted with its other tenants in this building for the past 4 years. It is my understanding that this building was indeed a light manufacturing facility at one time. It has also been my observation that all three uses there have kept this previously empty facility from going into disrepair, they have improved the building and its lifespan, and I have never seen any negative impacts to the neighborhood due to their tenancy.

When the VAC (an amazing, self-grown consortium of about 30 different dance/arts groups) was looking for a home prior to this location, their concerted efforts to become a part of a downtown Boulder facility fell through. The VAC performs an essential cultural function for this city, county and region, and they need a home that accommodates them, or we may all be in danger of losing a huge asset in our cultural arts. Fortunately, the VAC did not given up in their search for a home, and we are all very fortunate that they were able to find this facility.

The people who started this endeavor to develop this facility did it from the heart with nothing but good intentions - the members of the VAC have poured hours and hours of their time and resources into developing this sorely needed "gem" of Boulder County. There is no other facility that exists here that fills this need. Please do not take it away from this community.

Thank you for considering my comments.

Sincerely,

Laurel Fanning

7637 Aberdeen Way

Boulder, CO 80301

(303) 527-1542

Hippely, Hannah

From: safiar@yahoo.com
Sent: Sunday, June 14, 2009 11:13 PM
To: Boulder County Board of Commissioners
Subject: Support the Palmer Multiple Principle Special Use Application

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Boulder County Commisioners:

Please support the Palmer Multiple Principal Special Use Application.

I am a physician and have lived and danced in Boulder since the mid-1980's.

I dance at the Avalon Buiding about 1-2 nights per week, more during special dance events. I also volunteer to support the dance community whenever possible with building maintenance and food preparation for dance events of around one hundred people or more. The Avalon is a true family oriented community space where children, adults, and seniors can meet to dance and share a wholesome social and physically exercising community activity, meals, and a safe, comfortable volunteer- constructed cushioned dance floor.

I have brought my mother (in her mid 80's) and my younger brother, and friends (all non-dancers) to the Avalon for social enjoyment. Many parents bring their children of all ages. Our dancers range from children to seniors.

The many volunteers who created the unique Avalon dance space must number in the 100's, a true representation of a community endeavor, a dream fulfilled. Our dance community worked for over 15 years to get this wonderful, much appreciated dance space.

The dance group encompasses all types of dance activities. The Village Arts Coalititon which manages the Avalon is non-profit. THERE IS NO OTHER PLACE IN BOULDER COUNTY WHERE PEOPLE CAN DANCE SAFELY ON A PROPERLY CONSTRUCTED DANCE FLOOR, AFFORDABLY, AND IN A HEALTHY FAMILY ORIENTED ENVIRONMENT WITH A SPACE FOR MEALS. To offset the cost of dancing, it is imperative that businesses be there to support the non-profit group efforts otherwise there is no way in our present economy that any non-profit groups in Boulder County will ever have any place to dance.

The Avalon serves as one of the few afforadable places in Boulder County where the Latino community can meet for important cultural and family events, eg. quinceaneras, and weddings.

This is clearly not new urban development. There has been no significant change to the building or impact on the community...except Boulder County citizens and voters finally after all these years- have a wonderful, affordable place to dance and meet for wholesome family-oriented events.

I urge you to support this application and the incredible community volunteer effort that created this community space.

Safia Rubaii MD FACEP 3949 19th St, Boulder, CO 80304 Lois Rubaii (her mother visiting from Florida)

Hippely, Hannah

From: Haverfield, Carrie
Sent: Wednesday, June 17, 2009 8:51 AM
o: Hippely, Hannah
Subject: SU-08-008
Attachments: Support the Palmer Multiple Principle Special Use Application; Avalon Ballroom; I support the "Palmer Multiple Principal Special Use" for the Avalon in Boulder; Support for Chuck Palmer's request; Chuck Palmer's request, docket #SU-08-008

Hippely, Hannah

From: mario escobar [citrus4mint@yahoo.com]
Sent: Monday, June 15, 2009 9:39 AM
To: Boulder County Board of Commissioners
Subject: I support the "Palmer Multiple Principal Special Use" for the Avalon in Boulder

Follow Up Flag: Follow up
Flag Status: Flagged

Hello County Commissioners::

I support the "Palmer Multiple Principal Special Use" for the Avalon.

I dance at the Avalon about four times a week, for different types of dance.

The Avalon is a nice place for dancing, with one of the best dance floors available in Colorado, and at a truly affordable price. The Avalon provides a valuable community service in Boulder.

Mr. Palmer's application for "Multiple Principal Use" does allow for both business and dance activities, without significant changes to the existing building, and also without impact to the surrounding community. There is no "new urban development" being generated or sought by Mr. Palmer's application.

Regards,

Mario Escobar
P.O. Box 3092
Boulder, CO 80307

Hippely, Hannah

From: Ilya Lisenker [ilya.lisenker@gmail.com]
Sent: Tuesday, June 23, 2009 11:06 AM
o: Boulder County Board of Commissioners
Subject: Re: docket #SU-08-008

Follow Up Flag: Follow up
Flag Status: Flagged

To the Boulder County Commissioners:

My name is Ilya Lisenker. I am writing this letter in support of Chuck Palmer's request, docket #SU-08-008.

I recently moved to Boulder from Ohio in order to attend CU in pursuit of a master's degree in engineering. Besides my profession, I have a wide range of interests that includes dancing. I was very pleased to find out that there was a venue such as Avalon where I can pursue my newfound "hobby". I consider it one of many things that contributes to the quality of life that makes Boulder so attractive to live in. In fact, Avalon directly competes with venues in Denver such as the Denver Turnverein and Mercury Cafe. By finding a flexible solution that allows the Avalon to maintain status quo, you'll be preventing the outflow of resources from Boulder as well as indirectly reducing Boulder's environmental footprint by discouraging long distance driving. In the long term, a positive resolution will continue to be a factor in attracting the very diverse and educated demographic that brings high tech employers to the area ensuring its continued prosperity.

Please keep the Avalon open.

Sincerely,

Ilya Lisenker

Hippely, Hannah

From: John Keller [jkellerhome@earthlink.net]
Sent: Tuesday, June 23, 2009 11:05 AM
To: Boulder County Board of Commissioners
Subject: Avalon dance space

Follow Up Flag: Follow up
Flag Status: Flagged

I am writing in support of maintaining access to the Avalon facility for dancing and other social activities. Obviously there are many uses and considerations but allow me to provide one point of view for consideration within the whole.

Having been involved in social dance (ballroom, swing, latin & country western) for over 2 decades and in several cities, I have some familiarity with various dance communities and various facilities for dance. In many respects the Avalon facility is unique in how well it supports various local dance communities. The size and quality of the dance floor is quite amazing and would be considered so for cities much larger than Boulder. Indeed, one might think that it would be too large but the number of dancers who attend weekly belie that assessment. I primarily dance with the Salsa group on Thursday nights and it is a rare night indeed when less than 200 dancers crowd onto that amazing floor. The numbers easily double for nights with live bands. Unlike other forms of dance, social dance (partners with a leader and follower) needs a bit more room per couple to enjoy the experience. There simply are no other facilities that regularly and with such ease handle that volume of dancers with such a high quality experience. Likewise the focus of Thursday nights purely on dancing without any 'night club' considerations of alcohol, food, security or age restrictions makes it additionally unique.

The Salsa dance community in Denver/Boulder is also somewhat unique in my experience. I have never seen a group so large and diverse focused so entirely on one type of dancing. There is so much depth and so much pull for new dancers that on any given week at Avalon there might be half the crowd that a regular would not recognize. This depth and influx is astonishing. The various other Salsa dance nights around Boulder and Denver cannot handle this volume with anything like the ease of Avalon. They do not have the size nor quality of floor (something important to dancers) and their other business restrictions and considerations necessarily limit what they can provide.

I know little of the revenue issues associated with the facility as a whole but there are two issues related specifically to the salsa dance community that may be relevant. The first is that the instructors who weekly arrange and manage the thursday night salsa events have continually working hard to keep the event running at Avalon because they know how special the combination is. While they could put in such efforts else where, at a dance studio for example, the results of their energy could not be as broad ranging as at Avalon. The sheer size and quality of the facility combined with their efforts have caused it to become one of the premier Salsa venues of the front range (not exaggerating) and have helped to introduce huge numbers of people to social dance.

The second relates to this constant influx of dancers into the community. I don't know how this can be quantified but it's quite clear that Avalon plays a significant roll in the still increasing popularity of Salsa dancing locally. As such, other salsa venues have seen increasing attendance at their events, latin bands are seeing increased bookings and new venues are recognizing the value of the revenue involved. Boulder itself now boasts a number of Salsa nights (in addition to Avalon) that are regularly attended by large numbers of dancers from outside the city (if the demographics are any indication). This has to be bringing in increased revenue to the city.

Social dance communities are weird beasts. They ebb and flow over time with complex social and economic dynamics. The availability of a unique venue like Avalon and the energy and dedication of those who have supported it is currently at strong component within that dynamic. The loss of this venue or the dissolution of it's patrons will certainly have effects reaching well beyond both the facility and Boulder.

Right now, among many other things, Boulder can boast a unique facility and culturally diverse community founded around Salsa dancing. To my mind, this is a very good thing for Boulder and we should do all we can to maintain it as long as possible.

Thanks for taking time to consider things carefully,

John Keller (Lafayette)

Hippely, Hannah

From: Carol Osborne [Carol.Osborne@colorado.edu]
Sent: Tuesday, June 23, 2009 11:00 AM
To: Boulder County Board of Commissioners
Cc: Jim Borzym
Subject: Wednesday May 13 hearing on Palmer Multiple Use Application

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom It May Concern:

I am a Louisville resident, and I am writing to say that I strongly support the Palmer Multiple Principal Special Use Application.

Without dance and music life would hold much less joy. I am grateful for the Village Arts Coalition and the local volunteer-run social dance community events at the Avalon, Arapahoe and 62nd in Boulder. I dance there regularly about twice a week. I value this spot which has given so many hours of affordable social interaction, exercise and entertainment not only to my life, but to the lives of many others.

It appears to me that having a dance hall in a partly-small business/ industrial building is not "New Urban Development," but instead a laudable non-for-profit community effort to provide a place for unobtrusive and harmless recreation that benefits many in our county and beyond.

Many people who attend dance events at the Avalon are on limited budgets, and allowing the Avalon to remain in Boulder County rather than being annexed by the City of Boulder is the right thing to do to keep dance at the Avalon affordable for the local dance community.

I am asking you to approve Chuck Palmer's zoning permit application, and keep the Avalon in Boulder County, rather than annex it to the City of Boulder.

Thank you.

Carol Osborne
2225 Cliffrose Lane
Louisville, CO 80027

Unnamed.txt

From: dujon@comcast.net

Sent: Tuesday, May 12, 2009 10:04 PM

To: Hippely, Hannah

Subject: I am against The Avalon Ballroom special zoning request

Hello, I have recently been informed about the Avalon Ballroom's request for a special zoning permit. I am writing to let you know that in my opinion, this establishment already charges way too much to rent this facility. As a local entertainment manager, I finally gave up on paying way too much money to rent this facility for entertainment purposes. For instance, we rented this facility for a salsa gala. They charged a 10 dollar cash cover at the door. We brought 300 people which is 3000 dollars of revenue, and our band was paid an amount of 400 dollars. So, in my opinion, the owner should pay the same tax amount that other boulder businesses pay, because obviously he is making plenty of money off of entertainers that make no money at all, and furthermore, most of the money that is collected at the door is cash and is probably distributed to the owner without paying fair taxes from the cash collected.

Sharon Guli.txt

From: rivercrossinginc@att.net
Sent: Wednesday, May 13, 2009 8:14 AM
To: Hippely, Hannah
Subject: Avalon - Palmer Multiple Principal Special Use Application

May 13, 2009

Dear Ms. Hippely,

I support the Palmer Multiple Principal Special Use Application.

The Avalon Ballroom is a unique, special space that is a real find for people who are looking for an affordable place to hold workshops, dances and social affairs. As a professional dance instructor, I know how difficult it is to find venues in Northern Colorado like the Avalon that offer the following:

- 1) A space large enough to hold a lively dance for sufficient numbers of dancers to make an event cover its own expenses.
- 2) A dance surface that is "'friendly" to the dancers (Avalon's cushioned dance floor is a rare treat!).
- 3) A location that is affordable.
- 4) A location that is easily accessible to people traveling from many parts of Northern Colorado.
- 5) A group of volunteers that really believes in this place, who put many hours of hard labor into maintaining and improving the facility and grounds.

In short, the Avalon provides value to both dancers and the local community, and being managed by a non-profit (the Village Arts Coalition), is able to keep its costs reasonable only by continuing to operate as it has successfully done so for years, and in my opinion, should continue to be allowed to do so.

Sincerely,

Sharon Guli

Professional Dance Instructor and Historian

River Crossing Inc.

www.rivercrossinginc.com

970-221-2992

Seth Houston.txt

Support for Avalon BallroomFrom: Seth Houston [seth@sethhouston.com]

Sent: Wednesday, May 13, 2009 8:54 AM

To: Hippely, Hannah

Subject: Support for Avalon Ballroom

Dear Ms. Hippely,

I support the Palmer Multiple Principal Special Use permit application for the Avalon Ballroom at 6185 Arapahoe Rd. The Avalon Ballroom is an important center for community arts events in Boulder. It features a rich program of numerous forms of social dance and is held dear by hundreds of dancers and musicians in the Boulder area. Events typically attract 100-200 people.

As a performing musician who earns a significant portion of my income through performance, I have performed in social dance venues across the country. I can say with confidence that the Avalon is an superior space for social dance, and Boulder is lucky to have it in the area.

The Village Arts Coalition, a non-profit organization, leases and manages the space in order to offer quality entertainment at a very reasonable cost. The VAC's activities enrich Boulder's cultural life and sense of community. The other businesses in the building are essential for making the space economically viable. I have never experienced any difficulty with the building's multiple use, in part because the arts activities occur outside of normal business hours.

The Avalon Ballroom has been operating as part of a mixed-used building for several years, and the Palmer application does not imply any change of practices.

Thank you for your consideration.

Sincerely,
Seth Houston

Seth Houston • <<http://www.sethhouston.com>>
Graduate Student in Choral Conducting, University of Colorado at Boulder
Choral Director, Shining Mountain Waldorf School
Pianist and Guitarist, Lift Ticket • <<http://www.liftticketband.com>>
6533 Barnacle St • Boulder, CO 80301 • 303/815-0648

Scott Rodwin.txt

I support the Palmer Multiple Principal Special Use application - protect the Avalon Ballroom
From: Scott Rodwin [Scott@rodwinarch.com]
Sent: Tuesday, May 12, 2009 4:02 PM
To: Hippely, Hannah
Subject: I support the Palmer Multiple Principal Special Use application - protect the Avalon Ballroom

I am writing this email in support of the Avalon. It is a unique, grass-roots, shoe-string, non-profit arts space, that dramatically enhances the quality of life for Boulder residents, and should be protected. I have gone there to dance dozens of times and love it. I also participated in a local sculpting festival there. It is an essential and irreplaceable part of the Boulder arts scene. What possible benefit could be brought to the Boulder community by destroying it?

Sincerely,
Scott Rodwin

RODWIN ARCHITECTURE
1245 Pearl Street, Suite 202
Boulder, CO 80302
p 303 413 8556
f 303 413 8557
www.rodwinarch.com

Sarah Larrabee.txt

From: Sarah Larrabee [sarahlarrabee@hotmail.com]
Sent: Wednesday, May 13, 2009 12:46 AM
To: Hippely, Hannah
Subject: Avalon

There is only so much creativity in the world . Let's support it and not ruin it. Many people benefit from this wonderful facility. Our rec center cannot handle current demand- if everyone who was dancing and working out elsewhere had to go to the wreck centers, they would be wrecked, and wretched indeed.

Sarah Larrabee

Hotmail® has ever-growing storage! Don't worry about storage limits. Check it out.

Sara.SchwartzKendall.letter.txt

From: Sara SK [skconsult@earthlink.net]
Sent: Tuesday, May 12, 2009 9:50 AM
To: Hippely, Hannah
Subject: Keep the Avalon in the County

Hi -

I find the Avalon to be a great resource for the community through its classes, social nights, and space offered for community fundraisers.

Please keep it in the County so it can stay as available to so many more easily.

Thanks,
Sara Schwartz Kendall
3708 Wonderland Hill Ave
Boulder CO 80304

Safia.Rubaii.letter.txt

From: safia rubaii [safiar@yahoo.com]

Sent: Monday, May 11, 2009 11:27 PM

To: Hippely, Hannah

Subject: Support the Palmer Multiple Principle Special Use Application

Dear Boulder County Planning Commision Members:

Please support the Palmer Multiple Principal Special Use Application.

I am a physician and have lived and danced in Boulder since the mid-1980's.

I dance at the Avalon Buiding about 1-2 nights per week, more during special dance events. I also volunteer to support the dance community whenever possible with building maintenance and food preparation for dance events of around one hundred people or more. The Avalon is a true family oriented community space where children, adults, and seniors can meet to dance and share a wholesome social and physically exercising community activity, meals, and a safe, comfortable volunteer constructed cushioned dance floor.

I have brought my mother(in her mid 80's) and my younger brother, and friends to the Avalon for social enjoyment. Many parents bring their children of all ages. Our dancers range from children to seniors.

The many volunteers who created the unique Avalon dance space must number in the 100's, a true representation of a community endeavor, a dream fulfilled. Our dance community worked for over 15 years to get this wonderful, much appreciated dance space.

The dance group encompasses all types of dance activities. The Village Arts Coalititon which manages the Avalon is non-profit. THERE IS NO OTHER PLACE IN BOULDER COUNTY WHERE PEOPLE CAN DANCE SAFELY ON A PROPERLY CONSTRUCTED DANCE FLOOR, AFFORDABLY, AND IN A HEALTHY FAMILY ORIENTED ENVIRONMENT WITH A SPACE FOR MEALS. To offset the cost of dancing, it is imperative that businesses be there to support the non-profit group efforts otherwise there is no way in our present economy that any non-profit groups in Boulder County will ever have any place to dance

This is clearly not new urban development. There has been no significant change to the building or impact on the community...except Boulder County citizens and voters finally after all these years- have a wonderful place to dance.

I urge you to support this application and the incredible community volunteer effort that created this community space.

Safia Rubaii MD FACEP 3949 19th St, Boulder, CO 80304
Lois Rubaii (her mother visiting from Florida)

Ryntha Johnson.txt

From: scottishdancer@comcast.net
Sent: Tuesday, May 12, 2009 4:05 PM
To: Hippely, Hannah
Subject: RE: Palmer Multiple Principal Special Use Application

I support the Palmer Multiple Principal Special Use Application. I have been dancing in the Boulder, Denver area for 25 years, and the Avalon is the dance space that all of us avid dancers have been striving for and working toward for years! We finally have a large, suitable wood dance floor with adjacent space for socializing and potlucks that is affordable for small dance groups. I belong to three performing groups (Maroon Bells Morris (15-20 people); Scottish Country Dancers of Colorado (50-75 people); and Calico and Boots (16-50 people)), all of whom use the Avalon for special group occasions and whose members dance there frequently at the various other dance events. These groups are also members of the Village Arts Coalition (a non-profit community organization) which leases and manages the Avalon.

I myself go to contra dances, waltz nights, Scottish dances, tea dances and dance workshops at the Avalon. The Avalon is a viable, grassroots, community based organization with the main goal of serving the dance and music community with a dance space and meeting space at an affordable cost; and it has been meeting that goal from its inception!

Ryntha Johnson, 8665 W 13th Avenue, Lakewood, CO 80215, 303-981-8656

Ryan.Kelley.letter.txt

From: Ryan Kelley [slopaintinginc@gmail.com]

Sent: Monday, May 11, 2009 1:49 PM

To: Hippely, Hannah

Subject: I love to dance

I love dancing at the Ballroom. It is one of my favorite aspects of Boulder. It is a diverse and wonderful community.

I support the Palmer Multiple Principal Special Use.

Ryan Kelley

Ronald.Mathisen.letter.txt

From: Ron Mathisen [rmath@wyoming.com]
Sent: Monday, May 11, 2009 6:32 PM
To: Hippely, Hannah
Subject: avalon -chuck palmer

Dear Sir or Madam,

Please leave the Avalon ballroom the county jurisdiction. It is a wonderful facility that enriches many many lives. Boulder is a wonderful place to live due to the culture this venue provides.

Ronald Mathisen

Ronald.Bich.letter.txt

From: ronaldjbich@comcast.net
Sent: Tuesday, May 12, 2009 9:14 AM
To: Hippely, Hannah
Cc: American Vernacular Dance
Subject: Palmer Multiple Principal Special Use

To whom it may concern:

I support the Palmer Multiple Principal Special Use.

I attend the Contra bi-weekly community dances at the Avalon and have attended other dancing activities along with an occasional potluck included with the social activities and dancing hosted at this facility. The Contra dances held every other Friday have given myself and many other individuals I am acquainted with a wonderful venue to obtain an aerobic exercise through dance and a great environment for community social activities to acquaint myself with other individuals in my surrounding communities. The only other venues I am aware of providing these benefits would be one of the local bars and we all know what those environments include with a primary negative attribute associated with the consumption of Alcohol which is their primary source of funding!

Having a venue available with the aforementioned attributes that bans Alcohol consumption is a benefit for everyone. The supporting organizations such as VAC and CFOOTMAD are involved with supporting this venue by providing valuable volunteer efforts to their members and non-members in our communities that support the availability of these activities to you, myself and people in our communities. The activities supported have been established for many years and in no way could be considered new urban activities and as nonprofit organizations supporting our communities they should be supported by the individuals we vote for and hire to manage our communities.

Sincerely,

Ronald J Bich
CFOOTMAD Member/Volunteer
ronaldjbich@comcast.net
720-314-0887

Ronald J. Chalian.txt

From: ronchalian@comcast.net
Sent: Tuesday, May 12, 2009 8:29 PM
To: Hippely, Hannah
Subject: Palmer Multiple Principal Special Use

Dear Ms. Hippley,

I am writing in support of the Palmer Multiple Principal Special Use pertaining to the building known as The Avalon Ballroom. I am a 60ish single man who has enjoyed dancing at the tobacco and alcohol free events at the Avalon since it opened. I also take two of my granddaughters, now ages 10 and 8, with me whenever the opportunity affords itself. I started them at ages 7 and 5 in Denver, so they have become excellent little dancers. I'm sure you can imagine and appreciate what a special thing this is for the 3 of us. And I'm not the only one who brings children! The age range, in fact, at our dances goes from 5 to 80 something.

As I understand it, the cost of attending dances at the Avalon is affordable largely because other parts of the building are income producing. This is important because, like many others, I enjoy dancing 8-10 times per month. It keeps us young, healthy and out of trouble!!

I'm sure you have much to consider regarding this matter. Please know that Grandpa and his lovely granddaughters are in support of Palmer Multiple Principal Special Use.

Sincerely,

Ronald J. Chalian

Ron.Blewitt.letter.txt

From: Ron Blewitt [ronblewitt@gmail.com]
Sent: Tuesday, May 12, 2009 7:53 AM
To: Hippely, Hannah
Subject: Re: Palmer Multiple Principal Special Use

I support Palmer Multiple Principal Special Use.

My understanding of the situation is limited, but what I can say is that the Avalon Ballroom and the dance events held there are an important part of my life. Although I live 40 miles away on the south side of Denver, I drive all the way to Boulder about four times a month to attend the Wednesday night waltz Etceteras and the monthly Tea Dances and Swing dances, as there is no comparable place anywhere else in the Denver metro area where I can dance vintage American couple dances. The Avalon Ballroom is the physical focus of a large community of people interested in enjoying, promoting, and preserving a fine American tradition.

The challenge is to make it financially viable to offer such a fine venue. I routinely donate one Saturday a month of my time and labor at the Avalon to help with dance floor, building, and grounds maintenance, and I am one of several people who do this. Even so, the ballroom is very large and expensive to maintain, and I assume that Chuck relies heavily on cross-subsidization from the other two businesses located on the premises to make ends meet.

Chuck Palmer is a resourceful person, but he needs all the help he can get in order to realize his dreams. To whatever extent you can, I am asking that you do whatever you can to help him get there.

Thank you,

Ron Blewitt

Ron.Beard.letter.txt

From: rbeard002@centurytel.net
Sent: Monday, May 11, 2009 2:09 PM
To: Hippely, Hannah
Subject: Avalon

Attn: Hanna Hippely

I support the Palmer Multiple Principal Special Use.

I am a frequent visitor to the Fort Collins area. In my search for dancing locations in the area I have found the Avalon to be tops.

I believe that the Avalon is a significant community service, not available elsewhere in the community at a reasonable cost.

I believe it is essential that there are other businesses in the building to help support the building operating costs.

I do not believe that this facility should be defined as "new urban development".

Sincerely,

Ron Beard
2013 Custer Dr.
Fort Collins, CO 80525
970-225-0343

Rolf.Aphaug.txt

From: rolfdenver@gmail.com on behalf of Rolf Asphaug
[rolfdenver@mac.com]
Sent: Tuesday, May 12, 2009 12:21 PM
To: Hippely, Hannah
Subject: Comment in support of Palmer Multiple Principal Special Use

To: Ms. Hanna Hippely
Boulder County Planning Commission
P.O. Box 471 Boulder, CO 80306

Dear Ms. Hippely:

I support the Palmer Multiple Principal Special Use.

Thanks to you and the Commission for accepting comments via e-mail. I am writing in support of the application by Chuck Palmer for a special use permit for Boulder Dance LLC. These are my reasons:

Large, affordable locations for community dances with cushioned wood floors are almost impossible to find anywhere in the Denver metro area or even in Colorado. If you go to dances with any regularity, you'll realize how important it is to have a dedicated, affordable facility with a proper floor to host community dances. The Avalon Dance Hall is a precious resource for the entire state, let alone Boulder. It's just impossible to put a price tag on the creative energy, community well-being and artistic opportunities offered by such a facility for participatory dance.

It is also exceedingly rare to have such a facility that's not monopolized by bars, singles groups or other groups not suitable for younger children.

It has been many years now since my wife and I began dancing at events sponsored by the Village Arts Coalition (VAC) and its members and partners such as the Colorado Friends of Old-Time Music and Dance. It is impossible to overestimate the joy and community that we and our friends have derived from community dances such as those hosted at the Avalon. We have two young children and look forward to introducing them to the joys of participatory dance. The Avalon provides a priceless community service. The VAC is a non-profit community organization and a partner in Boulder Dance LLC, and VAC leases and manages the Avalon ballroom. The other businesses in the building are essential to help pay for the activities at the Avalon.

Mr. Palmer's application is to allow both businesses and dance activity, with no significant changes to the existing building or to its impact on the community. This is simply NOT "new urban development," contrary to any claims you may have heard.

It would be an absolute shame if anything is done to the Avalon, Boulder Dance LLC, or the VAC that in any way even remotely impairs or imperils the Avalon Dance Hall. I beg you not to let that happen, and instead to grant the Palmer Multiple Principal Special Use permit.

Sincerely,

Rolf Asphaug
6764 S. Detroit Circle
Centennial, CO 80122-1820
rolfdenver@mac.com

Rodney.Sauer.letter.txt

From: Rodney Sauer [rodney@mont-alto.com]
Sent: Monday, May 11, 2009 3:31 PM
To: Hippely, Hannah
Cc: Jim X. Borzym
Subject: Palmer Multiple Principal Special Use

I support the Palmer Multiple Principal Special Use.

I am a pianist who has been playing for dances, events, and silent films in Boulder since 1985. I play at the "Boulder Dance" six or seven times a year, a contra dance that happens bimonthly at the Avalon Ballroom. This dance attracts dancers of all ages from children through college students through seniors, getting a lively social exercise with the best live music in the area, as well as visiting bands from both coasts. I also play at the Tea Dance series, a monthly live-music dance event that moved to Boulder from Denver when the Avalon Ballroom was constructed. This tea dance series is the only dance series in the nation that revives the popular dance music of 1900 through 1930. The dance series was also instrumental in my discovering a collection of silent film music at C.U. Boulder, which led to the Mont Alto Motion Picture Orchestra becoming known internationally for its silent film scores.

During the time I've been playing, Boulder County participatory dance groups have jumped from location to location over the years, from the Pleasant View Grange Hall at 95th and Isabell, to a Louisville preschool, among other places. Each time, compromises need to be made to adapt to the location, carting sound systems in from personal homes, accomodating noise restrictions from neighbors. And each time, changes in ownership caused the group to be evicted and required them to find new space. The promised public space in the hotel at 9th and Canyon fell through as well. Finally, the nonprofit Village Arts Coalition has a place of their own that they have made into a perfect venue. The dance floor and acoustics in the hall are superior to any other community dance hall I've played at in the country, and its isolation from residences makes it an ideal location for events that continue to 11 pm. This spot is a huge benefit for participatory dancing in Boulder County, and it needs to have flexibility to allow the dances to continue and thrive. This includes the rental of space to other businesses to support the events in the dance space at a lower cost than other venues.

I first met my wife at a Boulder community dance, and they are still a very important part of the social life of Boulder. The dances, with live music and callers, have been part of the Boulder County folk-tradition continuously for 30 years, and it's wonderful that they have a venue to continue these important events.

Rodney Sauer
The Mont Alto Motion Picture Orchestra
and the Mont Alto Ragtime and Tango Orchestra
www.mont-alto.com

Robert.Skinner.letter.txt

From: Robert Skinner [rskinner@ci.broomfield.co.us]
Sent: Tuesday, May 12, 2009 9:58 AM
To: Hippely, Hannah
Subject: FW: Avalon-Palmer Multiple Principle Special Use

Hanna Hippely
Boulder County Planning Commission

I'm writing to give my support to the Palmer Multiple Principle Special Use.

I have been dancing Argentine Tango in the Boulder/Denver Area for the last 9 years. In all those years there have been very few venues for community dancing that are as accommodating to all forms of dancing as well as for dancing Tango. This ballroom has been a work in progress over the last couple of years, and is a great asset for the public at large. The folks that own the building and the organizations that run the classes and different gatherings each month have done this out of a labor of love and not so much for profit. Having different uses in the same building helps them to provide the income to pay for the building expenses while keeping the costs for the uses at the ballroom at an affordable rate for all to enjoy. The Village Arts Coalition that leases and manages the Avalon Ballroom is a non-profit community organization and use to utilize an old facility in Denver, but now has brought their focus to the Boulder County area which is a great asset to the Northern Metro area.

I am not able to attend the hearing on May 20th but I hope that a way is found to continue the use of the Ballroom as a community gathering place. It promotes good health, good social skills, and great community.

Robert Skinner
City and County of Broomfield
v:303-438-6233, f:303-438-6207
rskinner@broomfield.org

P Please consider the environment before printing this email

Robert.Poppe.txt

From: Bob Poppe [Bob@thelightingstudio.com]
Sent: Tuesday, May 12, 2009 12:09 PM
To: Hippely, Hannah
Subject: Palmer Municipal Principal Special Use

Dear Hanna:

I wanted to show my enthusiastic and sincere support the Palmer Municipal Principal Special Use. I don't think anyone can question how much the Avalon has meant to so many people in the area.

I actually spoke to a gentleman this last weekend who said he's moving from the mountains to Boulder so that he can take advantage of the various dances at the Avalon. People absolutely love the Avalon and many consider it to be an integral part of their life.

Personally, I've never considered myself to be passionate about anything until I took up dancing. I don't know how to adequately express the enjoyment I get from going to the Avalon; but please believe me when I say that the Avalon has added so much to my life.

I want to end by saying that I want to express my full support for the Village Arts Coalition and all events at the Avalon.

Kind Regards,
Robert Poppe

Robert Schaedla.txt

From: Robert Schaedla [schaedlar@yahoo.com]

Sent: Tuesday, May 12, 2009 2:22 PM

To: Hippely, Hannah

Subject: Palmer Multiple Principal Special Use application for Boulder Dance LLC

TO: Hanna Hippely

Boulder County Planning Commission

P.O. Box 471

Boulder, CO 80306

RE: Palmer Multiple Principal Special Use application for Boulder Dance LLC

DATE: May 12, 2009

I am a resident of Boulder County and I support the Palmer Multiple Principal special Use application for Boulder Dance LLC.

I dance Salsa, Merengue, Cha Cha and other latin dances at the Avalon Ballroom at 6185 Arapahoe Road, Boulder CO 80303 on Thursday evenings. This dance evening is a popular event and has been a success for several years. It is well attended - both the parking lot and the large dance floor are usually completely full every Thursday evening. This event provides a valuable community service, which is not otherwise available at a reasonable cost in the community. Many different age groups attend. There are both dance lessons and social dancing at an affordable charge. The dance floor of the Avalon is a cushioned wood floor and one of the largest in Boulder County. It provides an ideal place for dancing and a healthy and safe environment for community activities.

I am also a member of the Village Arts Coalition (VAC) Board of Directors. The VAC is a non-profit community organization and a minority partner in Boulder Dance LLC. Our goal is to provide dancing and community arts at reasonable prices for the dance & related arts community. We lease and manage the Avalon Ballroom in order to accomplish this goal. The other businesses in the building are essential to help pay for the activities at the Avalon. The VAC cannot pay for the whole building. A multiple facility is needed at this time to support the community activities that the VAC promotes. Therefore, the application is to allow both businesses and dance & related arts activities, with no significant changes to the existing building or to its impact on the community. This is not "new urban development" as the County staff claims.

Sincerely,

Robert Schaedla

2021 Evergreen Avenue

Boulder, CO 80304

(303) 449-7558

Robert Dodier.txt

From: Robert Dodier [robert_dodier@yahoo.com]
Sent: Wednesday, May 13, 2009 8:51 AM
To: Hippely, Hannah
Subject: Palmer Multiple Principal Special Use Application

Hello,

I would like to take this opportunity to support the Palmer Multiple Principal Special Use Application.

The Avalon ballroom is very important to me. I love music and dance and all the activities that go on there. Anything to help them continue their plans is very much appreciated.

All the best,

Robert Dodier
Boulder, CO

Robbie.Cartwright.txt

From: Robbie Cartwright [robbiecartwright@comcast.net]
Sent: Tuesday, May 12, 2009 11:02 AM
To: Hippely, Hannah
Cc: cfootmad bod & cc
Subject: Palmer Multiple Principal Special Use Hearing

To: Boulder County Planning Commission and Staff:

I support the Palmer Multiple Principal Special Use Application.

I am a member of the Colorado Friends of Old Time Music and Dance (CFOOTMAD) Board of Directors. CFOOTMAD hosts our Boulder Dances, Tea Dances, and Waltz Nights at the Avalon (legally the Boulder Dance LLC), with hundreds of participants from all over the state. I myself dance at the Avalon at least twice a month at CFOOTMAD events, and have also been a guest at private dance parties held there.

CFOOTMAD is a member of the Village Arts Coalition (VAC), a non-profit community organization and a partner in the Boulder Dance LLC and manager of the Avalon.

CFOOTMAD has hopes to bring more nationally-recognized bands to the area for all-weekend dance events which would bring dancers from all over the country. We can make such plans because we have the honor of enjoying such a prime dance space as the Avalon.

The Avalon has become by far the best participatory dance facility in Colorado, with its open space, cushioned wood dance floor, generous band stand, great sound, nice kitchen, spacious restrooms and ample parking in a safe environment. (An incredible improvement over the cramped elementary school gyms where we used to hold dances in Boulder!)

This wonderful facility is the result of years of effort by private individuals whose vision was brought to life by countless hours of volunteer work to provide a reasonably-priced dance space for participatory dance in our community.

Having other businesses in the building makes it possible to keep our dance costs affordable to the community. This application to allow both business and dance space in the Avalon building does not call for any major changes to the existing building, and its impact on the community is primarily to allow dancers to enjoy a premium facility at affordable prices. Businesses use offices and parking during the day, community members enjoy a wonderful dance floor and space in the evenings. It is a rather symbiotic and environmentally beneficial relationship. I hope that other building owners in our county will find ways to host multiple uses, rather than vacating and closing their space for so many hours of each day.

Please allow the Avalon to continue its dual-use practices, and allow us to continue to improve the affordable participatory dance environment in our community.

Thank you for your consideration.

Robbie D. Cartwright
Member, CFOOTMAD Board of Directors
120 W Pine St
Louisville, CO 80027
robbiecartwright@comcast.net

Rob.McWilliams.letter.txt

From: Rob McWilliams [robmcwilliams@mac.com]
Sent: Monday, May 11, 2009 12:08 PM
To: Hippely, Hannah
Subject: RE: Chuck Palmer's application is for a "special use" permit for Boulder Dance LLC

RE: Chuck Palmer's application is for a "special use" permit for Boulder Dance LLC

I support the Palmer Multiple Principal Special Use.

I dance often at the Avalon at special events, ballroom evenings and do Contact Improvisation there, a contemporary dance form. How wonderful it is to finally have a suspended wood floor to dance on and an affordable place to dance! Each event has been very well attended, with a minimum of 50 people involved. I, and many people I know have had great difficulties in finding a place for participatory dance with such a nice space and amenities. The Avalon provides a valuable community service, not presently available at a reasonable cost in the community. The other businesses in the building are essential to help pay for the activities at the Avalon.

The Avalon is part of the mix in Boulder County that makes it an especially attractive place to live and visit. This is a unique situation which needs to be understood and fostered, to develop, in a way, the "unique selling position" of Boulder County. The attendees at these events are young, old and middle-aged, inventive and hard-working people. They help to continually revitalize the zeitgeist of this area with their free moving ideas and spirit of renewal. We need to encourage and support this. These are literally some of the major "movers and shakers" of the area!

The application is to allow both businesses and dance activity, with no significant changes to the existing building or to its impact on the community. This is not "new urban development" as the county staff claims. Please grant the "special use" designation. It is warranted.

If you have any questions, please feel free to email or call me. Thanks for your support!!

Robert McWilliams
robmcwilliams@mac.com
rolfinginboulder.com
303-887-6764 (cell)

Ricki.Hadow.letter.txt

From: Ricki Hadow [ricki.hadow@jila.colorado.edu]
Sent: Monday, May 11, 2009 4:54 PM
To: Hippely, Hannah
Subject: Letter on behalf of Palmer Multiple Principal Special Use Permit
Dear Ms. Hippely,

I support the Palmer Multiple Principal Special Use.

I was part of a committee for a couple of years to find a participatory dance space in Boulder. All sorts of options were looked at, but they kept falling through for one reason or another. When Avalon came into existence, I was thrilled to say the least! Further, it was welcomed by a huge number of others from all sorts of groups. One can merely look at the schedule of events there to see how diverse the population is who uses Avalon. It is incredible to finally have a big, cushioned dance floor in our community!

Personally, I enjoy the swing dance nights, along with more than a hundred of my "closest friends," (we're a tight knit community!), as well as the wednesday waltz nights. My husband and I have gone to contra dances, a wedding, potlucks, and weekend workshops there. It would leave a hole in our lives and in many others, I am positive, if this facility were no longer available to the dance community. Avalon performs a valuable community service --- there is truly nothing like it anywhere near, and maybe not even anywhere far.

The Village Arts Coalition is a non-profit community organization and a partner in Boulder Dance LLC, but can't do it all. The other businesses in the building are needed to help pay for Avalon activities. This application will allow both dance and business activity. There will be no significant changes to the existing building, nor will the application have any significant impact on the community. This is not "new urban development," in any sense of the phrase.

Please allow this zoning permit to go through.

Thank you,
Ms. Ricki Hadow

--
Ricki Hadow
Deputy Director, Optical Science and Engineering Program (OSEP)
University of Colorado
UCB 440
Boulder, CO, 80309
(303) 492-0869
ricki.hadow@jila.colorado.edu

Rhythm Sanctuary.txt

From: sarah@rhythmsanctuary.com
Sent: Tuesday, May 12, 2009 11:26 PM
To: Hippely, Hannah
Subject: Special Use Permit for Boulder Dance, LLC
To whom it may concern,

We are writing to indicate our support for the Palmer Multiple Use permit. We are a local community dance gathering called Rhythm Sanctuary. Rhythm Sanctuary has been renting the Avalon dance space every Tuesday night since November 2006. Every week approximately 75-100 people come together at the Avalon Ballroom as a community to dance and share together. Everyone is welcome to our dance...children, senior citizens, differently-abled and students attend each week.

Rhythm Sanctuary and many other organizations like ours, who rent slots at the Avalon, function as non-profits. We are able to remain sustainable in large part to the Village Arts Coalition's (and Boulder Dance's) ability to keep their costs down. One reason the costs remain low for all of us is because other businesses operate in the same building, which creates a nice combination of business and community - sharing the space together.

We are respectfully requesting that this application for the Multiple Use permit be granted, as all of us fear the potential negative consequences any change could cause for Boulder Dance, Village Arts Coalition, the Avalon Ballroom, Rhythm Sanctuary, all the other dance organizations and especially, the greater Boulder County community.

Thank you,
The Rhythm Sanctuary Team
Shannon Jones, Director
Sarah Buss, Assistant Director
Jim Jobson, volunteer
Jennifer Donnelly, volunteer
Leslie Munday, volunteer
Rebecca Finnoff, volunteer
Kristin McLean, volunteer
Selena, volunteer
Dennis Weigel, volunteer
Justine Sanchez, volunteer

Rebecca.Bradley.letter.txt

From: Rebecca Bradley [berecca71@yahoo.com]

Sent: Monday, May 11, 2009 5:26 PM

To: Hippely, Hannah

Subject: Fw: Avalon ballroom

Hi,

I am writing in lieu of attending the hearing on the 20th regarding zoning for the Avalon Ballroom. The Avalon is a really important community resource for the local dance community. It is in an ideal location right now. If it were to have to move because of zoning changes, it would likely mean an end to several dance events. I, personally, hope that the Avalon can stay where it is.

Thank you,

Rebecca Bradley

"Self-knowledge is not an end in itself; it is the opening wedge to the inexhaustible" Krishnamurti

Powers.Robert.letter.txt

From: Robert Powers [rspow@earthlink.net]
Sent: Friday, May 08, 2009 3:49 PM
To: Hippely, Hannah
Subject: FW: Palmer Multiple Principal Special Use permit

First try, to the boulder.co.org e-address, failed. So now I'll try the e-address that was given to me by phone from your office. Hope it works!

Robert Powers
rspow@earthlink.net

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

From: Robert Powers
To: hhippely@boulder.co.org
Sent: 5/8/2009 3:07:19 PM
Subject: Palmer Multiple Principal Special Use permit

Attn. Hanna Hippely

Boulder County Planning Commission

P.O. Box 471 Boulder, CO 80306

e-mail: hhippely@boulder.co.org

phone: 303-441-3930

I want to let all of you know that I fully support the Palmer Multiple Principal Special Use permit.

The Avalon provides a valuable community service, not presently available at a reasonable cost in the community, and the other businesses in the building are essential to help pay for the activities at the Avalon. There will be now significant changes to the existing building or to its effect on the community.

I do not now live in Boulder, although I happily spent the 1960s there, and now live just a few hours from Boulder, and get there now and then for folk-dance workshops at the Avalon, and for the Conference on World Affairs and other occasions. I STRONGLY respect and appreciate the existence of the Avalon ballroom, and would be very disappointed to see put in place any rules that would unnecessarily raise the costs of having the Avalon continue to exist. Please recognize that the businesses other than the dance group, that share the building, do help maintain its existence, which is so important to Boulder's fine culture.

So PLEASE do not impose any unnecessary expenses upon the Avalon building, since it is so important to Boulder's fine cultural environment.

Robert S. Powers

Westcliffe, Colorado

Page 1

Robert Powers
rspow@earthlink.net

Peter Strong.txt

From: Peter Strong [pdmstrong@mac.com]
Sent: Tuesday, May 12, 2009 10:02 PM
To: Hippely, Hannah
Subject: Avalon

Dear Hanna Hippley,
I wish to express my support for the Palmer Multiple Principal Special Use permit application.
I regularly attend dance workshops at Avalon and continue to be amazed by the facility and the tremendous community effort that went into laying the dance floor, which is regarded as one of the finest in the area.

Besides unifying the dance community of Boulder county, Avalon allows us to bring in dance teachers and musicians from many countries. This is serving to enhance the image of Boulder as a center for the traditional creative arts throughout the US and abroad. Of this I am proud and I hope this tradition will grow.

All the best,

Peter Strong
pdmstrong@mac.com
(970) 492-5198 (cell)
(303) 862-4697

333 W. Harper Street,
Louisville,
Colorado 80027

Peggy.Livingston.letter.txt

From: peggy livingston [peggyliv@indra.com]

Sent: Monday, May 11, 2009 8:12 PM

To: Hippely, Hannah

Subject: Supporting Palmer Multiple Principal Special Use Application

I am writing in support of Chuck Palmer's Multiple Principal Special Use Application for the Avalon Ballroom on Arapahoe. I dance as often as I can at the Avalon Ballroom. As a venue for many different types of community dances, the Avalon Ballroom performs a wonderful public service. It makes sense to allow dancing and the other businesses that help make the building financially viable. Thanks for letting me give my input.

Peggy Livingston
5375 Tenino Avenue
Boulder, CO 80303

Peg Finucane.txt

From: pfinucane@comcast.net
Sent: Wednesday, May 13, 2009 7:05 AM
To: Hippely, Hannah
Subject: Fwd: Support special use permit

Attention Hanna Hippely
Boulder County Planning Commission

I support the Palmer Multiple Special Use application.

For about a year and a half now I have been dancing regularly at the Avalon Ballroom. There are many wonderful dances there: Sunday afternoon tea dances, Wednesday and fifth Friday waltz nights, Friday night contra dances, Saturday night swing dances, plus many others that I have not experienced. It is truly a wonderful place to dance with a great dance floor, light snacks and punch, no alcohol or smoke, great people, a friendly atmosphere, introductory lessons, and reasonable admission prices.

Peg Finucane
3671 Hazelwood Ct
Boulder, CO 80304
303-444-5912

Paula Jeane.txt

From: Paula Jeane [teacher_beloved@yahoo.com]
Sent: Wednesday, May 13, 2009 9:30 AM
To: Hippely, Hannah
Subject: Special Use Permit for Boulder Dance LLC

Dear Ms. Hippely,

I support the Palmer Multiple Principal Special Use permit application for a several reasons. First of all, even though I live in the Denver area, the Avalon is the best place I have ever danced in my life because of its big size, cushioned wood floor and kitchen space for making food. Secondly, the wonderful swing, contra, and ballroom events that I attend are smoke and alcohol free, such a blessing to me and perhaps the whole community. Third, the Avalon offers a tremendously valuable community service at a reasonable cost. Another personal reason is the people it attracts; they are sophisticated, responsible, have a passion for dance and are a joy to meet. In fact, many have been good friends for decades.

There are a few other reasons to support this permit. The Village Arts Commission, which is a non-profit community organization and a partner in Boulder Dance LLC, does an excellent job of managing and leasing the Avalon ballroom for the enjoyment of several dance groups. Also, the other businesses in the building are essential to help pay for the activities at the Avalon and the shared and convenient space makes it good for them too. Finally, this is not "new urban development" because the business and dance activities create NO significant changes to the existing building or to its impact on the community.

Therefore, I respectfully ask that you consider these points and that you make a wise, all-win situation to allow the current situation to continue. Quality of life for citizens should be of utmost importance and I feel absolutely certain that denying this permit would not increase our quality of life. "Happy citizens choose peaceful actions" is my motto.

Sincerely,
Paula

Paula Jeane, PhD
The Opening Mind Method:
Happy Citizens Choose Peaceful Actions
720-323-3990

Paul Throckmorton.txt

From: Paul Throckmorton [throcko@comcast.net]
Sent: Wednesday, May 13, 2009 9:59 AM
To: Hippely, Hannah
Cc: PJTC
Subject: In support of the Palmer Multiple Principal Special Use

Dear Boulder County Planning Commissioners,

I am writing in strong support of the Palmer Multiple Principal Special Use.

I dance at Avalon every Thursday evening, and since I began dancing 3.5 years ago I have found no place within 30 miles whose dance floor even approaches the quality and size of that at Avalon. The only floor that approaches it is at what was previously called the Denver Turnverein (now renamed), which is way down in the heart of downtown Denver. Avalon's dance floor provides a utopia for dancers in that it is large enough to provide space for many dancers without crowding them together, while also allowing them to dance on a cushioned wood floor that puts very little stress on dancers' knees.

You should visit on some Thursday evening (7:30 or after) and see for yourselves what a wonderful facility it is! You'll probably find about 125 dancers taking salsa classes or simply dancing. Avalon is used on other days and nights by dancers of many other styles.

Furthermore, the very reasonable cost charged to enter Avalon makes it clear that its owner bought the building purely due to his/her desire to provide a marvelous dance facility. My suspicion is that this incredibly valuable facility might be at risk if Boulder County decides that the part of the building that is not needed for dancing cannot be used to generate additional income. The loss of this dance floor would be extremely negative to the hundreds of people who use Avalon every week.

Sincerely,
Paul Throckmorton

3343 Sentinel Dr.
Boulder, CO 80301
(h) 720-565-8571
(c) 303-588-7060

Patricia.Muscari.txt

From: Patricia Muscari [vagito@earthlink.net]
Sent: Tuesday, May 12, 2009 12:35 PM
To: Hippely, Hannah
Cc: patricia@yourfuturewithin.com
Subject: Attn: Hanna Hippely

May 12, 2009

Hanna Hippely

Boulder County Planning Commission

Dear Ms Hippely and Commission:

I support the Palmer Multiple Principal Special Use.

My reasons are many. I dance at the Avalon through Tango Colorado and many Tango events which happen several times a week at the Avalon. I am also involved with waltz nights on Wednesdays and Vernacular Dance, which holds regular events several times per week.

The Avalon provides a valuable, reasonably priced wonderful dance floor for all the dance clubs. Being an organizer, I know how difficult it has been for years to find adequate facilities for dance. Tango Colorado alone has 300 to 400 dancers, all of whom enjoy the Avalon and all her dance activities, potlucks, and gatherings held for the dance community at large.

We are grateful to the Village Arts Coalition (VAC)m which is a non profit and partner in Boulder Dance LLC and leases/manages the Avalon Ballroom.

Also, the businesses operating at the Avalon are essential to help pay for all the wonderful music and dance activities held there and enhance our lives.

The Avalon, as it now operates, is a jewel and a boon to our community!

Thank you

Patricia N. Muscari

patricia@yourfuturewithin.com

www.thefuturewithin.net

Patricia.Kayser.letter.txt

From: bellybutt123@cs.com

Sent: Monday, May 11, 2009 10:45 PM

To: Hippely, Hannah

Subject: Palmer MultiplePrincipal Special Use

I support the Palmer Multiple Principal Special Use. I dance at The Avalon once or twice a week, and I hope to increase my attendance to dances this summer. Each time go to the Avalon, the beautiful ballroom is full of dancers of a wide range of ages. As a Boulder Valley School teacher, I am thrilled to have a lovely venue such as the Avalon in Boulder County, so that I do not need to seek a similar venue in Boulder or Fort Collins. I can afford to dance regularly at the Avalon. It would be a huge loss to me and to the 100 or so dancers that attend the Tea Dances, Waltz Nights, Salsa Nights and Contra Dances if the Avalon could not keep operating as it is at this time. Thanks for your attention to this important matter! Patricia Kayser

Email message sent from CompuServe - visit us today at <http://www.cs.com>

Pam Brown.txt

From: Pam Brown [five5stringbanjo@yahoo.com]
Sent: Tuesday, May 12, 2009 3:50 PM
To: Hippely, Hannah
Cc: bodcc@cfootmad.org
Subject: Palmer Multiple Principal Special Use

Dear County Commissioners:

"I support the Palmer Multiple Principal Special Use."

I dance at The Avalon Ballroom at least twice a month. It's wonderful to finally have a big, affordable place to dance with a sprung wood floor (cushioned wood floor) with a space for refreshments and potlucks in an ample kitchen! I'm the Dance Volunteer Coordinator for CFOOTMAD (Colorado Friends of Old-Time Music and Dance). Our "Boulder Dance" was held in Louisville for many years before we were able to find a suitable space in Boulder with enough space, and a safe floor, and kitchen facilities. We were at several Boulder Public Schools Gyms until the birth of the Avalon, thanks to Chuck Palmer and the VAC.

The Village Arts Coalition (www.villageartscoalition.org) (VAC) is a non-profit community organization and a partner in Boulder Dance LLC. The VAC leases and manages the Avalon Ballroom, and the other businesses in the building are essential to help pay for the activities at the Avalon.

The application is to allow both businesses and dance activity, with no significant changes to the existing building or to its impact on the community. This has been an excellent idea for the community! The Avalon is truly loved by all.

Please attend or stop in to see and join in the many kinds of dance activities that many people love and attend weekly, and keep the Avalon a dual-purpose facility!

Pam Brown
Dance Volunteer Coordinator - CFOOTMAD
Colorado Friends of Old-Time Music and Dance
www.cfootmad.org

-
1330 Lafayette St. #33
Denver, CO 80218

Ordway.letter .txt

From: richard ordway [richardordway@comcast.net]

Sent: Monday, May 11, 2009 1:31 PM

To: Hippely, Hannah

Subject: I support the Palmer Multiple Principal Special Use

I support the Palmer Multiple Principal Special Use because I and my family use it at least once a week for waltz, swing and other ballroom dancing lessons as well as latin dancing. It is the only facility like it in Boulder which is so large and open to the public at a reasonable cost to dance like this. It is almost an institution and enriches Boulder both culturally and financially.

It is a non-profit and made up of people who are dedicated to it. The other businesses in the building are critical to help pay for the activities at the Avalon.

The application is to allow both businesses and dance activity, with no significant changes to

the existing building or to its impact on the community. This is not "new urban development" but an extension of an old one that helps Boulder's character to be what it is.

Sincerely,

Richard, Debra and Anna Ordway

Norman B. Wilson.txt

From: normanbwilson@aol.com
Sent: Wednesday, May 13, 2009 9:39 AM
To: Hippely, Hannah
Subject: Avalon Ballroom
Dear Boulder County Officials:

The Avalon Ballroom provides a dance venue at a reasonable cost to Boulder County residents and many who live outside fo Boulder. I no longer live in Boulder partly because Boulder offers so very little in ballroom and tango dance possibilities. I live happily in Denver. Nonetheless, I often visit the Avalon and so spend money and time in Boulder County. The Avalon is a safe, clean, pleasant, well-run facility. Having worked with with the City of Boulder on zoning matters in the past, I well understand the the reluctance of the Avalon to attempt to coordinate their building, activities and needs with the City. The County has a precious resource in the Avalon, unparalleled really, and no substantive benefit will accrue to Boulder County residents by putting the Avalon under the umbrella of the City. Quite the reverse, oversight by the City may undermine, weaken, and ultimately destroy the Avalon. Dancers are not, typically, the most flush residents of a community. They are, on the other hand, a valuable cultural addition. To maintain their abilities, they must have reasonable opportunities to practice their craft. With a view that money is never an object, the City of Boulder, out of well-intended but unthinking rigor in its interpretation of code and regulations, might put an end to this valuable community resource should it gain regulatory control of the Avalon.

Norman B. Wilson
2530 Grape Street
Denver, CO 80207
303-322-5874

Dell Mini Netbooks: Great deals starting at \$299 after instant savings!

Neal McBurnett.txt

From: Neal McBurnett [neal@bcn.boulder.co.us]
Sent: Tuesday, May 12, 2009 5:13 PM
To: Hippely, Hannah
Subject: Please approve Avalon Ballroom special use

Re: Palmer SU-08-008.

Please approve the "Palmer Multiple Principal Special Use" application by Boulder Dance LLC. That is the perfect setting for both a delightful natural country dancing experience, and for the light industrial uses that have historically been there. Allowing this sort of mix of uses is environmentally beneficial since it spreads the use out over different times of the day and week and puts the capital resources to more efficient use. It allows cost-sharing between the uses which makes the business more cost-competitive, and the dances less expensive.

I dance there many times a month, and enjoy contra dancing, the waltz group, the tea dances, various seasonal parties, and plan to start going to the salsa dances also.

I've been dancing for three decades in Boulder, and the Avalon is the best thing ever. I've helped put dance events on in the past, and nothing else in the community is nearly as good. Bringing together the wonderful grassroots, non-profit Village Arts Coalition with other groups, participatory dance promotes good health, has been found in studies to be better at warding off Alzheimers than just about anything else, and engenders exactly the sort of community spirit that most citizens and dancers from around the country still only dream of.

Please support this special use application.

Neal McBurnett
4025 Evans Dr
Boulder CO 80303
303-494-6493

<http://neal.mcburnett.org/>

Nancy.Ellinghaus.txt

From: Nancy Ellinghaus [nellinghaus@juno.com]
Sent: Tuesday, May 12, 2009 12:10 PM
To: Hippely, Hannah
Subject: Palmer Multiple Principal Special Use permit

To Whom It May Concern,

I support the Palmer Multiple Principal Special Use permit for the Boulder Dance LLC. I am an organizer and participant in numerous dance events that use the Avalon ballroom. It is very difficult to find affordable dance space in Boulder County. I am one of the organizers of an annual dance weekend that brings people from across the country and occasionally from Europe. Before we had access to the Avalon facilities we could not find a space large enough to hold this event. I also participate in several other bi-weekly dance events held at Avalon.

It is vital to have the other small businesses in the building in order to keep the cost of using the dance space affordable. Since all proposed activities occur within the original building there is no new development involved. There is ample on site parking for all events.

Please approve the Palmer Multiple Principal Special Use permit!

Sincerely,
Nancy Ellinghaus

Stuck in a dead end job?? Click to start living your dreams by earning an online degree.

Nancy Primmer.txt

From: Nancy Primmer [n1primmer@yahoo.com]
Sent: Wednesday, May 13, 2009 7:09 AM
To: Hippely, Hannah
Subject: Palmer Multiple Principal Special Use Application

I am writing in support of the Palmer Multiple Principal Special Use Application. I am often at the Avalon as dance and music and the camaraderie it enhances is important to me. I support the Village Arts Coalition and the events at the Avalon as they do much to bring joy to the community. Please agree to the Special Use Application.

Thank you

Nancy Primmer

Mike.Durall.letter.txt

From: Michael Durall [mdurall@earthlink.net]

Sent: Monday, May 11, 2009 6:50 PM

To: Hippely, Hannah

Subject: Avalon Ballroom...

The Avalon is a wonderful addition to the Boulder community. It has become a gathering place for hundreds of people, of all ages. No alcohol served, a great place for people to meet one another, dance, and have such a nice time.

I support the Palmer Multiple Special Use amendment. Please make it easier, and not more difficult, for the Avalon to remain a vital part of Boulder life. There's just no other place like it.

Mike Durall

Commonwealth Consulting Group
1465 Sierra Drive
Boulder, CO 80302

303 442-3114
303 494-4610 Fax

www.vitalcongregations.com

Michelle Falke.txt

From: Michelle Falke [michellefalke@gmail.com]
Sent: Tuesday, May 12, 2009 7:57 PM
To: Hippely, Hannah
Subject: Palmer Multiple Principal Special Use
Hello,

I am writing so say that I support the Palmer Multiple Principal Special Use application. The Avalon ballroom is a wonderful community dance resource. I go there to tango, to waltz, to swing, to contra and to pass delightful Sunday afternoons at ragtime tea dances. There are so few places a person can go and see a hundred people dancing and smiling and laughing for three hours straight. The dancing that takes place at the Avalon feeds the spirit just as much as the beautiful hiking trails in Boulder County. My son is 15 months old now and I have been taking him to the Avalon to dance and listen to live music since he was five months old. When he was just a baby I would carry him in a front wrap and he would cry and kick his feet when we stopped dancing! The dance community is a wonderful multi-generational community. I would hate for the space to be lost. It would be a loss on too many levels.

Thank you for listening.

Michelle Falke
922 Pratt St.
Longmont, CO 80501

Micheal.Slaughter.letter.txt

Sent: Monday, May 11, 2009 11:05 PM
To: Hippely, Hannah
Subject: Palmer Mutiple Principal Special Use

Dear Boulder County Commission:

I support the Palmer Multiple Principle Special Use.

I dance at the Avalon Ballroom on average at least once a week. The Avalon Ballroom has been a wonderful addition to our community, providing a place not only for the participatory dance community, but also for many other non profit groups who need a large space with good parking and other great amenities. This type of space has been lacking in the Boulder county area for many years and became possible through the work of many interested parties, not only dancers but other community groups. The Avalon provides a wonderful space for groups a very reasonable cost. There is no other space in Boulder County with these amenities that can be utilized for such low fees.

The VAC Village Arts Coalition is a non profit community organization and partner in Boulder Dance LLC that leases and manages the Avalon Ballroom.

Without the funding (rent) from other businesses in the building the Avalon Ballroom would experience financial difficulties. The Ballroom has been operating for approximately 2 years without any complaints or negative impact from business neighbors or members of the community at large. This application is to allow both dance and business activity with no significant change to the building nor impact on the community. This is not a new urban development. This is a wonderful facility that brings joy, exercise, happiness and community to a large and diverse portion of Boulder County and northern Colorado.

Please allow it to grow and flourish as a wonderful benefit to the community.

Sincerely

Michael U. Slaughter

Page 1

Micheal.Slaughter.letter.txt

Erie, CO 303-828-4170

Michael.Haughey.letter.txt

From: Michael Haughey [mhaughey@earthlink.net]
Sent: Monday, May 11, 2009 6:23 PM
To: Hippely, Hannah
Subject: Palmer Multiple Principal Special Use Application

Boulder County Planning Commission

P.O. Box 471 Boulder, CO 80306

Attn. Hanna Hippely

Dear Ms. Hippely,

I support the Palmer Multiple Principal Special Use. I have been dancing since the late 70's and it has been terrific to finally have a home for the dances. I come to an event there on average once a week and often more, for the Tea Dances, swing dances, contra dances, and special events.. In the past dance groups have rented space at various places that have changing schedules, lack air conditioning, and are really too small for the dances, among other occasional difficulties. The Avalon facility is both non-alcohol and non-smoking, a tremendous relief to me and many others. Not only is there now a home for dancers, but the availability, frequency, and variety of dance events is now increasing due to this facility. The non-profit Village Arts Coalition and Boulder Dance LLC have done a wonderful job of providing a facility that has not existed before, and the cushioned wood dance floor is a savior for our feet. This is a terrific asset for Boulder County and I ask that you do all you can to support the Palmer Multiple Principal Special Use. Having non-profit business and regular businesses in the same building is a win-win for everyone, making good use of a pre-existing building.

Thank-you for your consideration.

Michael D. Haughey, P.E., HBDP, LEED AP

Silvertip Integrated Engineering Consultants

www.SilvertipConsultants.com

303-650-1080

cell: 303-903-4722

Fax: 303-430-1402

mhaughey@earthlink.net

Michael D. McBreen.txt
From: Michael McBreen [mdmcbreen@yahoo.com]
Sent: Tuesday, May 12, 2009 3:44 PM
To: Hippely, Hannah
Subject: Palmer Multiple Principal Special Use // Avalon Ballroom
Dear Ms. Hippely

I support the Palmer Multiple Principal Special Use.

As a long time (25+Years) Boulder Resident, I value the Avalon Ballroom and what it adds to the citizens of the whole county. I want to see them be able to expand AND remain in the COUNTY !!

- Please let them do their expansion
- Please KEEP this property IN The COUNTY / out of the City
- Please give Mr. Chuck Palmer his zoning permit.

I don't want the City to be able to mess this up !

Sincerely,
Michael D. McBreen

Me1 Haik.txt

From: mel haik [mel.haik@yahoo.com]
Sent: wednesday, May 13, 2009 8:11 AM
To: Hippely, Hannah
Subject: Avalon Ballroom

I support the Palmer Multiple Principal Special Use for Boulder Dance LLC, the building containing the Avalon Ballroom and two businesses.

1) I dance from 1-to-3 nights a week at the Avalon. It is a wonderful place to dance with a cushioned wood floor and a space for potlucks. I remember when we used to dance at the gym in New Vista High School, which was the old Paddock Elementary School. When the school needed the gym for an event or maintenance, we had no space to dance.

I am a frequent user of the Avalon Ballroom. I dance with CFOOTMAD, with about 100 people a night, at least two nights a month for participatory contra dancing. I dance salsa every Thursday night with Joseph Snowhawk's group, with between 100 to 140 people. I also do about three times a month waltz Night and Tea Dances with 50-to 75 people with American Vernacular Dance. I occasionally do Swing nights with from 50 to 100 people on Saturday nights at the Avalon.

I know of no other venue in Boulder County that offers so many opportunities for participatory dance. The Avalon provides a valuable community service, not otherwise available at a reasonable cost in our community and the Denver metropolitan area. I dance with people from 15 to 81 years of age, all are comfortable with this facility.

The Village Arts Coalition (VAC) is a non-profit community organization and a partner in Boulder Dance LLC and that VAC leases and manages the Avalon ballroom.

The other businesses in the building are essential to help pay for the activities at the Avalon.

The application is to allow both businesses and dance activity, with no significant changes to the existing building or to its impact on the community. This is not "new urban development" as the County staff claims.

I teach in BVSD, and at the Avalon I see many people I know having a wonderful social experience with healthy exercise and many times listening and dancing to local musicians. Please keep this facility viable for our community.

If I can provide any more information, please contact me. THANKS!

Maureen.OShea_Stone.letter.txt

From: Maureen O'Shea-Stone [mostone645@comcast.net]
Sent: Monday, May 11, 2009 10:41 PM
To: Hippely, Hannah
Subject: I support the Palmer Multiple Principal Special Use Application

To The Boulder County Commissioners:

Please know that I strongly support the Palmer Multiple Principal Special Use Application. As a matter of fact, it came as a complete surprise that there could possibly be a threat to the ongoing success of the wonderful venture and venue that is the Avalon. To my mind, this facility represents the very best of community spirit, fundamental support of the arts, and 'Green' re-development that is Boulder County.

The Avalon is the result of community-minded people bringing their individual talents and resources together to create a wonderful, inclusive dance space out of an existing building. No new development was necessary. The footprint of the building has not changed, nor has this re-development of this space impacted the surrounding community in any way. What is done is create a place for so many people to participate in all forms of dance, at a very reasonable cost. There simply is nowhere else like this anywhere on the Front Range.

I dance at the Avalon at least four times a month or more, with four different groups. Each event I attend is enjoyed by at least 50 to 60 people. The beauty of dancing on the large suspended dance floor is hard to describe. The pleasure in the community of dancers that has coalesced around the Avalon resource is even more wonderful. The Village Arts Coalition is just that: a community that supports this art and guarantees the benefits are shared among as large a community as possible.

Please consider the benefits that the Avalon brings to our dance community and the wider community as well and help us ensure that the dancing will continue for years and years.

Sincerely,

Maureen O'Shea-Stone
645 S. 42nd Street
Boulder, CO 80305

Mary.Rose.letter.Avalon ballroom.txt

From: Mary Rose [rosevine@comforttouch.com]

Sent: Monday, May 11, 2009 12:17 PM

To: Hippely, Hannah

Subject: Avalon ballroom

Dear Hannah,

I support the Palmer Multiple Principal Special Use.

I am writing on behalf of the discussion surrounding use of the Avalon Ballroom on East Arapaho. It is a wonderful venue for the use of many diverse groups of dancers and musicians in the county. Most of these groups are local and community oriented. I have participated in and enjoyed a number of them -- folkdancing, contra-dancing, contact improvisation, and intergenerational community dance theatre.

These are all groups which operate with minimal funding, while contributing significantly to the quality of life in Boulder County. Please take that into consideration as you decide the future of this venue, keeping it accessible for all.

Thank you very much for your consideration.

Sincerely,

Take care,

Mary Kathleen Rose, BA, CMT
1109 Sumac St
Longmont, CO 80501-3134
303-651-9375
www.comforttouch.com

Mary Headley.txt

From: Mary Headley [infoeng@comcast.net]
Sent: Tuesday, May 12, 2009 3:08 PM
To: Hippely, Hannah
Subject: Spam: Support for the Palmer Multiple Principal Special Use for the Avalon

Dear Ms. Hippely,

I'm writing to let you know that I support the Palmer Multiple Principal Special Use with regard to the Avalon dance studio and Boulder Dance LLC.

Since the Avalon opened, I have regularly danced there at least three to four times a month and have been thrilled how wonderful it has been to have a large, comfortable, safe, and affordable place to dance and socialize. I believe the Avalon dance studio provides a valuable community service, not otherwise available at a reasonable cost in our community. Dances at the Avalon attract a large number of people of all different ages, cultures, and socio-economic status for healthy exercise and enjoyment of both American and international music and culture.

The Avalon is run by the Village Arts Coalition (VAC), which is a non-profit community organization and a partner in Boulder Dance LLC. In order to keep prices affordable to the community, the Avalon is dependent on other businesses in the building to help pay for its activities.

I strongly support the application to allow both businesses and dance activity, with no significant changes to the existing building or to its impact on the community. I totally fail to see how this constitutes "new urban development," as the County staff claims, and urge you to support the Palmer Multiple Principal Special Use for the Avalon dance studio.

Sincerely,
Mary Headley

Mary Headley
Information Engineering Company
mheadley@inform-engine.com
303-652-1752
<http://www.inform-engine.com>

Editing | Writing | Website Development & Maintenance

Martin.Rybczynski.letter.txt

From: Martin Rybczynski [martin@greenmountainside.com]

Sent: Monday, May 11, 2009 1:23 PM

To: Hippely, Hannah

Subject: In Support of the Palmer Multiple Principal Special Use at the Avalon

Dear Ms. Hippely:

I'm writing in support of the Palmer Multiple Principal Special Use proposed for the Avalon.

Village Arts Coalition (VAC) and the Avalon provide a top notch dance and arts facility to the Boulder community at a very reasonable price. As a non-profit and a partner in Boulder Dance LLC, VAC has leased and managed the Avalon ballroom for the benefit of many who regularly attend events there. Since it opened, the Avalon has had a significant impact on the development and improvement of the Boulder dance community. Without it, the Boulder dance scene would not have an affordable place to host events and reach out to the community. VAC has successfully turned the Avalon into a community project that provides volunteer opportunities, sponsorship of events, and a home for arts development.

As a Boulder resident and an avid tango dancer, I visit the Avalon often. I take classes and workshops there, and I frequent community dances. Most recently, I have hosted a tango dance at the Avalon that was previously held in Louisville. There were 65 dancers who participated in the event. Without the help of the Avalon, I would not have been able to afford to move the event to Boulder. The commercial dance facilities in Boulder charge rent prices that are prohibitively high for facilities of much lower quality than the Avalon. The suspended floor at the Avalon is unmatched in quality, attracting dancers to come back time and time again. There is no other dance facility in Boulder that matches Avalon's ambiance, floor comfort, and commitment to community development.

The Palmer proposal of allowing business and dance activity under the same roof is a great example of effective mixed use policy that benefits the public. The office rentals to local businesses are necessary to support the facility and activities at the Avalon. As a result, the community gets a valuable resource and activities at accessible prices. Combining the commercial and recreational activities does not require any changes to the building and does not necessitate any new development. This arrangement makes sense because it benefits everybody involved: the dancing public and the tenant businesses. I am very strongly in favor of the facility's mixed use status, as it seamlessly addresses many needs of the community without requiring expansion.

I urge you to approve the Palmer Multiple Principal Special Use for the Avalon. It is the right thing to do.

Respectfully,

Martin Rybczynski
www.tinyurl.com/milongatipica
www.tangotribe.com
cell: 720-280-9602

Marshall.Shapiro.letter.txt

From: Marshall Shapiro [atimarsh3@gmail.com]
Sent: Monday, May 11, 2009 1:17 PM
To: Hippely, Hannah
Subject: I support the Palmer Multiple Principal Special Use.

Dear County Commissioners:

I support the Palmer Multiple Principal Special Use. As a member of the VAC Board I clearly remember the faith, money (estimated at \$100,000) good will and energy the VAC Board invested in the 9th and Canyon project. I realize that the City and the County are different governmental agencies, however I do feel that County should understand the and respect the effort and commitment of the VAC Board to bring a first class dance facility to Boulder. Rules are rules, but supporting the VAC (by supporting the Palmer Multiple Principal Special Use) in its volunteer effort to bring a "community based" dance facility to Boulder is a far higher cause.

Sincerely,

Marshall Shapiro

VAC Board Member.

Marlena.Rich.Letter.txt

From: Marlena Rich [mrich@maggamovement.com]
Sent: Monday, May 11, 2009 6:38 PM
To: Hippely, Hannah
Cc: 'American Vernacular Dance'
Subject: Palmer Multiple Principal Special Use Application.

Greetings,

This note is to express my support for the Avalon Ballroom and my wish that the multiple use application be accepted. The Avalon Ballroom is one of the most exquisite venues for dance in the country and is the realization of many years of dreaming, hard work, generosity and community spirit of very many wonderful people in the greater Boulder community. It is rare that any community comes together today in the old fashioned way of chipping in to work together to make something magical happen, and magical it is indeed. Like a barn raising has the beautiful space that hundreds of us dance in each week has risen.

Each event that I attend there is a warm and inviting experience, because that is the foundation upon which it is built.

Believe me when I speak for the hundreds of others who don't know about the opportunity to write, that the Avalon Ballroom is a vitally critical aspect of the lifeblood of the community. Dance thrives here as it does in few communities this size. It is an imperative part of my personal growth to be able to dance freely.

Please consider that it would be a mistake for everyone in the community to change the opportunity presented at the Avalon Ballroom.

Thank you very much,

Marlena Rich

Enthusiastic Dance Citizen

Mark.Turbin.txt

From: Turbin Mark [Mark.Turbin@colorado.edu]
Sent: Tuesday, May 12, 2009 10:24 AM
To: Hippely, Hannah
Subject: Support Palmer multiple principal use

To the Boulder County Planning Commission,

I support the Palmer Multiple Principal Special Use application. I have been involved in contra dancing in the Boulder area for more than twenty years, and the Avalon is the best venue for community dancing we have ever had access to. It is truly a wonderful community resource that allows hundreds of people to dance in a space that is big enough for a large crowd to dance safely, has a dance floor designed to prevent common dance injuries, has good acoustics so we can hear the music above the joyous sounds of an ecstatically happy crowd, and has kitchen facilities for those happy dancers to enjoy potluck dinners before the dance.

This is a rare, healthy, smoke-free and alcohol-free activity that should be supported and promoted, not discouraged by lack of a suitable venue. Over the past 20 years, we have held our dances in various grange halls, schools, studios, and churches that were not suitable in one way or another, mostly due to issues of size and safety. Since the Avalon Ballroom opened, I have resumed dancing almost twice a month, as I did when our group was small enough to dance safely in those other spaces. There simply is not another space in Boulder where dance activities for so many people can be held at a reasonable cost that allows ordinary people to participate. That affordability is made possible by the other business uses in the eastern half of the building, so both activities are beneficial to our community.

I urge you to allow both the business and dance activities in the Avalon, which are presently being conducted with no need for significant changes to the existing building or to its impact on the community--that is to say, without any new development.

Sincerely,
Mark Turbin
7820 Durham Way
Boulder, CO 80301

Mark Haeg.txt

From: Mark Haeg [markhaeg@gmail.com]
Sent: Tuesday, May 12, 2009 8:44 PM
To: Hippely, Hannah
Subject: I support the Palmer Multiple Principal Special Use.
Attn. Hanna Hippely
Boulder County Planning Commission
P.O. Box 471 Boulder, CO 80306
e-mail: hhippely@bouldercounty.org

Ms. Hippely,

"I support the Palmer Multiple Principal Special Use."

I dance at the Avalon nearly every Thursday evening.
There are about 150- 200 people on every Thursday night.
It is arguably the nicest dance floor on the front range.
It is very affordable.

The Avalon provides an very important community space and it is busy most days of the week with each night offering a different type of music and dance style.

The Village Arts Coalition (VAC) is a non-profit community organization and a partner in Boulder Dance LLC that leased and manages the Avalon. They do a great job of maintaining this very clean venue.

The Avalon ballroom is important to keep. Having tried to organize a larger event in Boulder, we were forced to look outside of Boulder for affordable spaces. There is no affordable space like it north of Denver -- especially at the affordable price that it is at now .

It has been there for years. There are businesses on the other side of the building.

The multiple use of that site has been going on for years.

To call the use of this building a NEW development is stupid, uninformed and smacks of underhanded manipulation by the city.

The multiple use of the building allows affordability for all users associated. There is no reason to anticipate any real changes to the building or any negative impact on the city, county or community at large.

"I support the Palmer Multiple Principal Special Use."

Sincerely,

Mark Haeg
Boulder
303 443 2327
markhaeg@gmail.com

Mario.Escobar.letter.txt

From: mario escobar [citrus4mint@yahoo.com]

Sent: Monday, May 11, 2009 4:48 PM

To: Hippely, Hannah

Subject: I support the Palmer Multiple Principal Special Use.

Hello Ms. Hippely:

I support the "Palmer Multiple Principla Special Use" for the Avalon.

I dance at the Avalon about four times a week, for different types of dance.

The Avalon is a nice place for dancing, with one of the best dance floors available in Colorado, and at a truly affordable price. The Avalon provides a valuable community service in Boulder.

Mr. Palmer's application for "Multiple Principal Use" does allow for both business and dance activities, without significant changes to the existing building, and also without impact to the surrounding community. There is no "new urban development" being generated or sought by Mr. Palmer's application.

Regards,

Mario Escobar
P.O. Box 3092
Boulder, CO 80307

Marina Dukarevich.txt

From: Marina Dukarevich [marinadukarevich@yahoo.com]
Sent: Tuesday, May 12, 2009 1:56 PM
To: Hippely, Hannah
Subject: American Vernacular Dance

I deeply appreciate the Village Arts Coalition that support a great culture of dancing and I enjoy great events at the Avalon!
Dance is the hidden language of the soul!
To dance is to be out of yourself. Larger, more beautiful, more powerful.

Marina Dukarevich
Denver, CO

P.S. The truest expression of a people is in its dances and its music. Bodies never lie."

Agnes De Mille
we should consider every day lost on which we have not danced at least once.

Friedrich Nietzsche

Marilyn.Chartrand.letter.txt

From: marilyn.chartrand@gmail.com on behalf of marilyn@mchartrand.com
Sent: Tuesday, May 12, 2009 12:41 AM
To: Hippely, Hannah
Subject: Palmer Multiple Primary Special Use

Dear Ms. Hippely,

I strongly support the Palmer Multiple Primary Special Use.

I have been a member of the social dance community in Denver/Boulder for 37 years. I currently reside most of the time in California, but every time I visit my home in Colorado, I eagerly anticipate attending regularly scheduled dance events at Avalon. This is an incredible community resource, and there is nothing like it here in the Bay Area.

I am the organizer and sponsor of an annual weekend of vintage dance workshops with teachers brought into Boulder from the San Francisco area. I have had the good fortune of sponsoring this event at the Avalon since 2006. Last month, due to the Avalon being booked, I was forced to rent a middle school for my event. I received heavy feedback from my attendees that they wanted the event back at Avalon. The Avalon's expansive, cushioned dance floor, the great acoustics, the kitchen and table set up for potlucks and refreshments, the stage for live music, the reasonable rental costs, and the support and management by the non-profit Village Arts Coalition make the Avalon an unparalleled venue for supporting community dance. One of the internationally acclaimed dance instructors I bring to Colorado for my vintage dance weekends and who has taught in venues around the world has said that the Avalon is one of the best facilities he has taught in.

The Palmer application will enable the combined business and recreational use of the facility to continue with no significant changes to the building or impact to the community. I ask your assistance in helping to keep this Boulder gem a viable asset for the community.

Best regards,

Marilyn J. Chartrand
Alameda, CA and Denver, CO

Marcus.Geiszler.letter.txt

From: Marcus G [marcus.sweetie@gmail.com]

Sent: Tuesday, May 12, 2009 12:50 AM

To: Hippely, Hannah

Subject: I support the Palmer Multiple Principal Special Use

I support the Palmer Multiple Principal Special Use

1) Tell how often you dance at the Avalon and how wonderful it is to finally have a big, affordable place to dance with a cushioned wood floor and a space for potlucks. Mention the groups you dance with and the number of people involved. If you are an event organizer, mention your previous difficulties in finding a place for participatory dance.

I dance at the Avalon about 3 to 4 times per week. It is one of the best and largest dance floors in Colorado. I know people who come from Durago and Grand Junction and Greeley and Bennett and Colorado Springs and Aurora and Centennial to dance at the Avalon.

2) Stress that the Avalon provides a valuable community service, not otherwise available at a reasonable cost in the community.

Instructors come from many different cities, states, and countries to teach at the Avalon. Bands and members from many different states come to perform at the Avalon. What a treat to have such talented instructors and bands wanting to come to the Avalon.

3) State that the Village Arts Coalition (VAC) is a non-profit community organization and a partner in Boulder Dance LLC and that VAC leases and manages the Avalon ballroom

4) The other businesses in the building are essential to help pay for the activities at the Avalon.

5) The application is to allow both businesses and dance activity, with no significant changes to the existing building or to its impact on the community. This is not "new urban development" as the County staff claims.

This is like having community activities at the County Grange, but in a better location and nicer building.

Thank you for your consideration.

Marcus Geiszler

Marcia Crary.txt

From: MLCrary@aol.com
Sent: Wednesday, May 13, 2009 10:02 AM
To: Hippely, Hannah
Cc: MLCrary@aol.com
Subject: Palmer Multiple Principal Special Use
Dear Boulder County Commissioners,

I want to let you know that I strongly support the Palmer Multiple Principal Special Use. I was drawn to Boulder by the dance community over 35 years ago. I have participated in several dance groups, and been on the Board of Directors of 2 of the oldest groups, Boulder International Folkdancers (BIFD) and Calico & Boots (C & B). Space to dance and rehearse has been a constant stumbling block to these groups. I have helped to build more than one dance space which was later lost to us. Most recently I helped with the cushioned wood floor for the Avalon Ballroom, which we did with volunteer labor in an amazingly well organized and well coordinated effort.

Having this floor to dance on means more to us than we can really convey. A proper floor allows us to keep dancing as we age. The Avalon allows us to have an affordable place to celebrate the events of our lives and community. I have attended weddings, 80th birthdays, and many 'regular' dances at the Avalon. Both Calico & Boots, and Rocky Mountain Rescue Group (who have had several members in common over the years) were able to afford a 60th reunion party because of the Avalon. My employee group was able to hold a summer party for employees and their families there. I know of no other space these event could have been held.

Cost is one huge factor: the Avalon is affordable. Groups can provide their own food, which is one big factor in the affordability equation. Potluck parties are great, and the potlucks dancers have are legendary.

The Village Arts Coalition (VAC) is a not for profit group, composed of other not for profit groups. We are all volunteers. The VAC helped build and helps manage and lease the Avalon. Our dancing uses resources primarily in the evening and on weekends, the businesses use them during the day, making a more efficient use of the building. We need the businesses who rent to help pay expenses. None of us gets paid for what we do.

The participatory dance community in Boulder is truly a community. I could give many examples of our sense of community we are excellent and conscientious as neighbors. We look after each other and keep parties under control. We are together for celebrations, and for the sad times. We dance at funerals as well as weddings. Dance is the mortar that holds our community together, and the Avalon is where we dance. Please help make it possible for us to keep it. Thank yo

Sincerely,

Marcia Crary
mlcrary@aol.com

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(<http://pr.atwola.com/promoclk/100126575x1221972443x1201442012/aol?redir=http:%2F%2Fad.doubleclick.net%2Fclk%3B214819441%3B36680237%3Bi>)

Mamie Kakes.txt

From: Kakes Mamie [kakesstudios@yahoo.com]

Sent: Wednesday, May 13, 2009 12:19 AM

To: Hippely, Hannah

Cc: kakesstudios@yahoo.com

Subject: AVALON BALLROOM

Hello,

Yes, I support the Palmer Multiple Principal Special Use.

I have been a dance instructor in Boulder for 36 yrs, and the owner of Kakes Studios (dance studio rental space) at 2115 Pearl St for 26 yrs.

As soon as the Avalon Ballroom opened I began my devoted attendance in weekly Salsa Thursdays, waltz Wednesdays, Swing Saturdays, Tea Dance Sundays, Country 2-Step Fridays and numerous workshops.

I dance more at Avalon than my own studios....Finally a gorgeous ballroom with plenty of space that holds 150 dancers (lots of partners with whom to practice in one night), and impeccable sprung-wood dance floor, elegant couches conducive for casual socializing, an enormous kitchen for all sorts of food-hosting, It's our space. Dancers attend regularly from Ft Collins, Littleton, and Colo. Spgs! Lucky me, I live around the corner near 63rd and Jay Rd. Avalon is my beloved 'backyard.'

Amazingly, I value it more than our picture-postcard mountains.

Please, let's keep it as the wonderfully affordable resource in our community that it is...

Sincerely,

Mamie Kakes

Kakes Studios

3.444.5353

Maggie.Butler.txt
From: mbutler18@gmail.com on behalf of Maggie Butler
[mbutler@southgaylord.com]
Sent: Tuesday, May 12, 2009 12:28 PM
To: Hippely, Hannah
Subject: SAVE THE AVALON!!!

I support the Palmer Multiple Principal Special Use.

For hundreds of Boulderites and thousands of participants from along the Front Range, the Avalon is a dream FINALLY come true!

For the past 30 or 40 years dancers in Boulder and the rest of the Front Range have longed for a suitable place to do participatory dancing -- affordable, with a good wooden floor and space for potlucks. The City Council itself worked with the Village Arts Coalition, our non-profit organization, trying to get just such a space available for the community when 9th and Canyon was developed. Unfortunately, as things worked out there is no civic-use portion of the 9th and Canyon project.

FINALLY, through the efforts of the Village Arts Coalition and an army of volunteer laborers, we ourselves have created a real community resource for all our different dance groups and any other civic group that wants to use the space. PLEASE DON'T TAKE IT AWAY FROM US!!!

Many of us dance at the Avalon several times a week, with hundreds of our friends. In years past we have had to struggle to find any space large enough and often had to settle for school gyms or concrete-floored basements.

In order to keep the community space rent affordable, Boulder Dance LLC and its partner the Village Arts Coalition need other small businesses in the building to share the costs of maintenance. This business and community sharing is not 'new urban development.' It is a cooperative effort to provide a resource for our community which has been missing for years.

Maggie Butler
4105 Martin Drive
PO Box 3461
Boulder, CO 80307
303-931-2706

Lynn St. Pierre.txt

From: Lynn St. Pierre [lynn_st_pierre@yahoo.com]
Sent: Wednesday, May 13, 2009 12:09 AM
To: Hippely, Hannah
Subject: Palmer Multiple Principle Special Use Application
Dear Boulder County Planning Commission,

I strongly support the Palmer Multiple Principal Special Use application. The application is to allow both businesses and dance activity, with no significant changes to the existing building or to its impact on the community. I'm a dancer and have taught, choreographed and performed for over three decades; the Avalon building provides a large affordable dancing venue that is otherwise not available at a reasonable cost in the Boulder community. For the last few years, I have been attending numerous special events weekends at the Avalon dance building - weekend workshops (waltz, Scandinavian with over 150 participants), dance and birthday parties (over 250 people), potlucks and weddings (with hundreds of people). There is no other dance venue in Boulder that offers the kitchen space and large 'sprung' wood floor for dancing. Folk dancers, ballroom dancers, contra dancers, swing dancers and Latin dancers come from all over the front range to dance at the Avalon. The last time I attended the waltz night the parking lot was absolutely full....the venue has grown in usage very quickly! I regularly attend waltz nights on Wednesdays, and Salsa on Thursday nights. I and hundreds of my community friends, would be sorely disappointed if the Avalon dance building became unable to supply our community with this unique dance venue and community gathering place.

The Village Arts Coalition (VAC) is a non-profit community organization that has worked diligently for years to create this extraordinary dance space. VAC is a partner in Boulder Dance LLC and VAC leases and manages the Avalon. The other businesses in the Avalon building are essential to help pay for the dance activities at the Avalon.

Thank you for your serious consideration of the Palmer Multiple Principle Special Use Application.

Sincerely,

Lynn St. Pierre

303-547-8978

Louis.Sass.letter.txt

From: louis sass [lcs@qadas.com]
Sent: Tuesday, May 12, 2009 9:06 AM
To: Hippely, Hannah
Cc: bodcc@cfootmad.org
Subject: Spam: Palmer Multiple Principal Special Use Hearing

To: Boulder County Planning Commission and Staff:

I support the Palmer Multiple Principal Special Use Application. I am a member of the Colorado Friends of Old Time Music and Dance (CFOOTMAD) Board of Directors. We currently sponsor dances in Boulder at the Avalon (legally the Boulder Dance LLC). In addition, CFOOTMAD is part of the Village Arts Coalition (VAC). The VAC is a non-profit community organization and a partner in the Boulder Dance LLC. VAC also manages the Avalon. That facility is certainly the finest participatory dance facility in Colorado, and it gets a lot of use by our Boulder Dances, the Tea Dances, and the Waltz Nights. The vast majority of these dances involve more than 100 participants, and some involve as many as 200.

As you know we had serious difficulty finding appropriate dance space in the Boulder area until the advent of the Avalon. The Avalon facility attracts not only participatory dancers from the Boulder area, but from around Colorado and even nationally. It has a wonderful sprung wood dance floor and space for potlucks. Minneapolis has a very nice relatively new dance facility for participatory dancing (privately constructed by those interested in dancing), and Boulder (and indeed Colorado) has a facility in the Avalon that rivals that of Minneapolis.

The Avalon was constructed by private initiative with much volunteer work to provide a reasonably priced dance space for participatory dance. The other businesses in the building make it possible to keep costs for participatory dance activities reasonable. The application anticipates no significant changes to the existing building, and no significant changes to the impact on the community.

Although I live in Denver I often dance in Boulder (on average 5 to 6 times per month through out the year). The Avalon as presently operated is truly a benefit to the participatory dance community in Boulder.

Thank you for your consideration.

Louis Sass
Member, CFOOTMAD Board of Directors

Lottie Cooper.txt

From: Lottie Cooper [Lottie@inspirationalcounseling.com]
Sent: Tuesday, May 12, 2009 9:02 PM
To: Hippely, Hannah

"I support the Palmer Multiple Principal Special Use."

I love dancing at the avalon-
I go there often, it is one of the reasons I love Boulder.
I dance there for salsa, rhythm sanctuary, swing dances as well as bija.
It's affordable so I can dance often, and when I do it makes my day.
I frequent the avalon often between 2-8 times per month.
I support its expansion and ability to serve the community.

I am unable to attend the hearing, so this is my email.

Thanks for listening,

Lottie Cooper, NCMBT

Lottie@inspirationalcounseling.com
www.InspirationalCounseling.com

"Helping you find more
Joy
in your life."

Lorraine.Wilson.letter.txt

From: lorraine wilson [rlw020@yahoo.com]
Sent: Monday, May 11, 2009 4:04 PM
To: Hippely, Hannah
Subject: Support for the Palmer Multiple Principal Special Use

I support the Palmer Multiple Principal Special Use for Boulder Dance LLC.

I urge you to allow the Avalon dance facility to continue to exist as it is, with business income offsetting some expenses and thus allowing nonprofit dance groups to offer reasonably priced dances to the public.

I dance once a week at the Avalon, attending New England Contra dances, waltz nights and vintage ballroom dancing. I love that these social dances are affordable, offered on a large cushioned dance floor, and are open to anyone. It doesn't matter if you know how to dance or not, as lessons are provided and beginners are encouraged. It doesn't matter if you are over 70 or under 10 or any age in between. It doesn't matter if you are physically able and coordinated, or just beginning, or have physical challenges. People come for the excellent music, helpful dance instruction, friendly people, healthy exercise and affordable cost.

When I served on the Board of Directors of Colorado Friends of Old Time Music and Dance about ten years ago, we searched throughout Boulder County trying to find a space large enough to hold participatory dances. Finding any type of dance space was very limited. School gymnasiums usually did not have cushioned floors and closed at some times during the year, thus forcing cancellation of dances. A few dance venues offer only a small dance floor or charge too much for nonprofits and their dancers to afford. In the Avalon, we finally have an excellent facility that provides a plethora of participatory dances for the public on a large, comfortable dance floor.

Please allow the Avalon to continue to offer these dances at affordable rates. The Village Arts Coalition, the nonprofit community organization that is a partner in Boulder Dance LLC, leases and manages the Avalon ballroom. Many other dance organizations, members of the VAC, schedule their dances and lessons at the Avalon. There is no other facility similar to this in the county, no other facility offering reasonably priced participatory dance on a large dance floor where everyone is welcome.

Sincerely,

Lorraine Wilson
2097 North Fork Drive
Lafayette CO 80026

Lisa.Battan.letter.txt

From: lisa.battan@gmail.com on behalf of Lisa Battan [lisa.battan@battanlaw.com]
Sent: Tuesday, May 12, 2009 9:39 AM
To: Hippely, Hannah
Subject: I Support the Palmer Multiple Principal Special Use Application

Dear Sir or Madam:

I am writing to tell you that I support the Palmer Multiple Principal Special Use Application.

I am a resident of Boulder, and I dance Argentine Tango and salsa. I love the Avalon. It is a wonderful dance space. The large ballroom, cushioned dance floor, excellent sound system and wonderful kitchen provides an affordable resource for local dance events. I regularly attend many dance events at the Avalon and I can't tell you what a wonderful community resource it is. I have lived in Boulder for many years, and I know from personal experience, that the City does not have any other resource of this quality for dancers. Please don't make the space change.

The owners of the space are not making any changes to the space, we only want it to remain the wonderful resource that it is.

If you have any questions, please don't hesitate to contact me.

Sincerely,

Lisa

--

Lisa E. Battan
Lisa E. Battan, P.C.
1909 26th Street, Suite 1F, Boulder, CO 80302
303-444-8668
fax: 303-444-4847
toll free: 1-866-614-8668
www.battanlaw.com

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Linda.Kessel.txt

From: Linda Kessel [kesselr@comcast.net]
Sent: Tuesday, May 12, 2009 1:20 PM
To: Hippely, Hannah
Subject: FW: Avalon Ballroom

From: Linda Kessel [mailto:kesselr@comcast.net]
Sent: Tuesday, May 12, 2009 1:12 PM
To: 'hippely@bouldercounty.org'
Subject: Avalon Ballroom

Attention: Hanna Hippely, Boulder County Planning Commission

Dear Ms. Hippely:

I am writing to urge you to support the Palmer Multiple Principal Special Use Permit application.

I am a former New Yorker who moved to Denver almost 6 years ago. My involvement in social partner dancing dates back to elementary school days in Brooklyn, NY and continues to this day. For the last 20 years I have taught Ballroom, Latin and Swing dancing in New York City, Aspen and now Denver.

In good (economic) times and bad, I have witnessed the benefits of social dance within and among different groups in each of these places. Having a place to "go dancing" - a place that is non-smoking, alcohol-free, affordable, and offers activities that appeal to multiple generations - is unique and priceless. And that's what the Avalon is to this community.

Although I live and teach in Denver (at Metro State College) the place I am most comfortable sending students to dance is the Avalon Ballroom. The physical space is extraordinary, the dancers are upbeat and welcoming, and the instruction is always first-rate. Because it is a volunteer-run endeavor all those who participate in its activities have an important stake in every aspect of its "well-being" and go to great lengths to maintain it at the highest standards. Any significant change to the administration/organization of this incredible facility would certainly be gambling with its importance and benefit to the community.

Therefore, I hope you will consider Chuck Palmer's application to permit this jewel to remain in the County, as is.

Linda.Kessel.txt

Most sincerely,

Linda Kessel

Denver, CO

Linda Andrews.txt

From: lj1114@aol.com
Sent: Tuesday, May 12, 2009 7:11 PM
To: Hippely, Hannah
Subject: Avalon
To Who It May Concern:

I support the Palmer Multiple Principal special Use. Once a week I drive an hour from Denver to dance at the Avalon. It is an amazing space with a great dance floor. The Boulder dance community is fortunate to have such a space. As far as I know there is nothing comparable to it anywhere in Boulder. It would be a shame to lose this venue for both Boulderites and those willing to make the drive from Denver. I hope it continues to serve the community as it has in the past.

Linda Andrews

A Good Credit Score is 700 or Above. See yours in just 2 easy steps!

Lillie.Lee.letter.txt

From: LILLIE LEE [breathelil@q.com]

Sent: Monday, May 11, 2009 9:05 PM

To: Hippely, Hannah

Subject: Support for Palmer Multiple Principle Special Use App

To: Boulder County Planning Commission

From : Lillie Lee
303-393-2992

I highly support the Palmer Multiple Principle Special Use Application and the Village Arts Coalition and events at the Avalon. Dance and music feed my aliveness. Having both available is very important to me and others
Thank you for your support of this venue.

Lei.Wu_Brian.Bramell.letter.txt

From: Lei [xuehuius@yahoo.com]

Sent: Tuesday, May 12, 2009 9:40 AM

To: Hippely, Hannah

Subject: We support the Palmer Multiple Principal Special Use Application

To whom it may concern:

Dancing and music are very important in our life. We go Avalon every week and enjoy all the dancing events there so we strongly support the Village Arts Coalition and events at the Avalon.

Thanks very much,
Lei Wu & Brian Bramell

Lauren.Brillante.txt

From: Lauren Brillante [lbrillante@gmail.com]
Sent: Tuesday, May 12, 2009 11:35 AM
To: Hippely, Hannah
Subject: Avalon Ballroom

Hello,

I am writing to express my desire for Avalon Ballroom to receive the special permit that they are seeking. I attend events at the Ballroom at least once a week. Dancing is my best form of meditation/exercise. I love to dance and it greatly improves my well being. I attend a couple of different regular dance events at Avalon with Rythm Sanctuary and Bija Dance. They are not inexpensive to attend as things stand so I am hoping that their special permit will be granted so that I can continue to attend and will not have to reduce my attendance or remove support for either of these events. I am 45 and just started bringing my 23 year old daughter and Boulder resident to Avalon to dance last week. She is planning to attend with me again tonight.

I do value highly the opportunity to dance with others in an environment that is NOT a bar and allows for community interaction and support. I would greatly appreciate your consideration of this issue on behalf of Avalon. Thank you.

Sincerely,

Lauren Brillante
5125 Williams Fork Trail #107
Boulder, CO 80301

--

Lauren Brillante
NAA Life
'Your Mortgage/Life & Retirement/Savings Protection Specialist'
lbrillante@gmail.com
(720) 298-8604

Larry Utter.txt

From: Larry Utter [larry.utter@gmail.com]
Sent: Tuesday, May 12, 2009 8:54 PM
To: Hippely, Hannah
Subject: Spam: Palmer Multiple Principal Special Use

I support the Palmer Multiple Principal Special Use.

I dance at the Avalon about four times per month. I also teach weekly at another dance space in town that is much more limited and could not handle the large groups that dance at the Avalon. I am also a member of a Ragtime performing group, Watch Your Step, composed primarily of Boulder people, that must practice in Westminster because of lack of dance space in Boulder and the immediate area. I am also a member of the Boulder Scandinavian Dancers which sponsor a yearly workshop at the Avalon which draws a considerable number of dancers (about 25) from around the country in addition to the many local dancers that attend. This workshop would need to be held out of town without the Avalon which would cause considerable hardship and have a detrimental affect on the workshop. In case you did not know, Boulder is a major center of Scandinavian dance for the whole United States.

The Avalon is a one of kind facility, that is constantly busy, providing for the dance needs of Boulder citizens. The Avalon is a valuable community asset that contributes to the vibrant, interesting, and healthful Boulder life style. Further, it not only contributes to the Boulder economy from the many dancers it draws from Fort Collins to Denver, but does not cost the City of Boulder any money!! Instead of asking the city to provide a service, Boulder dancers have saved, planned and organized to provide for their own needs. It only makes sense for this initiative to be supported by Boulder County and the City of Boulder. It would take literally millions of dollars to provide a similar space. This is a chance for local government to show that it supports and cares about its citizens and is a government FOR the people.

Larry Utter
5464 Ptarmigan Cir.
Boulder, CO 80301

Kurt.Reisser.letter.txt

From: Kurt Reisser [kurt.reisser@gmail.com]
Sent: Tuesday, May 12, 2009 9:21 AM
To: Hippely, Hannah
Subject: Special Use Permit - Boulder Dance LLC
To: Hanna Hippely
Boulder County Planning Commission

Dear Ms Hippely,

I wish to express my support for the Special Use Permit for Boulder Dance LLC. I personally dance at the Avalon along with my wife Susan at least once a week. The Avalon is a unique and particularly wonderful place, built and run community volunteers who love dance and invest their time and energy to create this space in which we not only dance, but promote the best values of social dance, creativity, appreciation and acceptance of all, and learning of new dance forms. It is a unique place that brings together people of diverse backgrounds and ages and has built a dance community that is very special.

My wife and I are members of the VAC, and we appreciate deeply the value of the dances hosted by the Avalon and what they bring to the community that is filled by no other facility. Prior to the Avalon, it was nearly impossible to find locations where the diversity of dance was available, and certainly not with a floor of the size that would accommodate events as popular as those held there. The VAC is non-profit, and manages the Avalon for the benefit of its many member groups, who are also non-profit. The businesses that share the building with the Avalon are essential to help pay for the facility that is enjoyed by so many.

I reject any assumption that this is some "new urban development" as some claim, but rather an innovative use of an existing facility that allows the space to be used by many non-profit groups for the benefit of the community at large.

Kurt Reisser
VAC member, citizen, taxpayer, dancer

David.Bye.letter.txt

From: byedavid@aol.com

Sent: Monday, May 11, 2009 8:49 PM

To: Hippely, Hannah

Subject: Support for the Palmer Multiple Principal Special Use

I support the Palmer Multiple Principal Special Use at the Avalon. Although I do not live in Boulder, I frequently attend dances at the Avalon, including Tea Dances, waltz Wednesdays, and CFOOTMAD Square and Contra dances. Crowds at these dances generally number 80 to 100 people.

The dance community has been important to me for the past 20 years, and the dances sponsored by the Village Arts Coalition and CFOOTMAD have been a large part of that community. Through these dances I have gained much-needed self confidence and social skills, and have become a much more outgoing person. Having such dances available at an affordable cost is important to the maintenance of the community I have come to love.

It is my understanding that there will be no significant changes to the existing building, and that the other businesses using the building are necessary to make the Avalon financially viable.

Therefore I urge that you approve the Palmer Multiple Principal Special Use, and preserve and encourage the activities of the Boulder, and the entire Front Range, dance communities.

David Bye
Fort Collins

We found the real 'Hotel California' and the 'Seinfeld' diner. what will you find?
Explore whereItsAt.com.

Dawn.Caillouet.letter.txt

From: Dawn Caillouet [dawncaillouet@gmail.com]
Sent: Monday, May 11, 2009 9:48 PM
To: Hippely, Hannah
Subject: the Avalon

I'm writing to let you know that I wholeheartedly support the Palmer Multiple Principal Special Use Application. Dance and music are very important in my life. Although I am active in many pastimes, none of them provide the sheer pleasure that dance and music bring.
Dawn Caillouet (member of Boulder Scandinavian Dancers).

Deborah Knox.txt

From: D. Knox [dek_knox@yahoo.com]
Sent: Wednesday, May 13, 2009 8:21 AM
To: Hippely, Hannah
Subject: Avalon Ballroom

Dear Sirs,

Please support the Avalon Ballroom. I love music and dance. The Avalon delivers that, but it offers much more. In an age where most contact is electronic, it provides one with a sense of community that I've found no where else in Boulder County.

Sincerely,

Deborah Knox

Denise Larson.txt

From: Denise [dlpsyche@earthlink.net]
Sent: Wednesday, May 13, 2009 8:34 AM
To: Hippely, Hannah
Subject: Support for Avalon

To Whom It May Concern:

My name is Denise Larson, I am employed by CU, Boulder, and, recreationally, I am a dancer.

I write to express my support o the Palmer Multiple Principal Special Use Application and the Village Arts Coalition and events at the Avalon.

As our current national administration recognizes, I hope Boulder County also recognizes that artistic expression connects us to the sublime, to that which is elegant, to that which unites us.

Kind regards,

Denise Larson

Dennis.Spindle.txt

From: DNSpindle@aol.com

Sent: Tuesday, May 12, 2009 10:53 AM

To: Hippely, Hannah

Subject: I support the Palmer Multiple Principal Special Use

Dear Hanna Hippely,

I support the Palmer Multiple Principal Special Use.

The "indoor recreation" uses, (mostly dancing), and the other tenants at the "Avalon" who indirectly help support those uses are very important to me and many of my friends.

The (non-profit) Village Arts Coalition manages many of the indoor recreation events there at rates much more affordable than otherwise would be available for such a nice space with a cushioned dance floor. This is very valuable resource to Boulder County and surrounding communities and also to those people that come from as far away as Cheyenne, WY, Salt Lake City, UT, and Albuquerque, NM.

I hope that Boulder County will help support this important existing space and its varied uses.

Regards,

=====

.dns

Dennis Spindle

=====

.

A Good Credit Score is 700 or Above. See yours in just 2 easy steps!

Devin Nordson.txt

From: Devin Nordson [devin.nordson@gmail.com]

Sent: Tuesday, May 12, 2009 8:37 PM

To: Hippely, Hannah

Subject: I support the Palmer Multiple Principal Special Use.

Dear Boulder County Planning Commission:

I am writing in support of the Palmer Multiple Principal Special Use for several reasons:

1. The Avalon provides many community dances that I attend regularly. These dances are some of the best community-building events in Boulder. The Avalon is the only big affordable place to dance in Boulder, and as such it provides a valuable community service.
2. The village Arts Coalition (VAC) is a non-profit community organization and a partner in Boulder Dance LLC, and VAC leases and manages the Avalon ballroom. The other businesses in the building are essential to help pay for the activities at the Avalon.
3. The application is to allow both businesses and dance activity, with no significant changes to the existing building or to its impact on the community. This is not new urban development.

Sincerely,
Devin Nordson
3785 Birchwood Dr Apt 65
Boulder, CO 80304
720 480-1729

Don.Elsborg.letter.txt

From: Don Elsborg [don.elsborg@gmail.com]
Sent: Tuesday, May 12, 2009 9:50 AM
To: Hippely, Hannah
Subject: I support the Palmer Multiple Principal Special Use

Hello,

I support the Palmer Multiple Principal Special Use.

We dance there several times a month. It is a great place for me to bring my family on a weekend evening and certainly a better place for my teenagers to spend time than on the street. We have met a great community of people there.

The Village Arts Coalition is a non-profit organization. It is not a new development as the staff claims. Just take a look at that whole area by 63rd and Arapahoe. It's full of old warehouses.

Please support this request and help keep Boulder County a vibrant community.

Don Elsborg
3010 23rd st
Boulder, CO 80304
303-641-9442

Don.OHara.txt

From: Don OHara [donalfresco@yahoo.com]
Sent: Tuesday, May 12, 2009 11:24 AM
To: Hippely, Hannah
Subject: Palmer Multiple Principal Special Use

I support the Palmer Multiple Principal Special Use.

I've been dancing at the Avalon since it opened for Tea Dances, Contra dances, Waltz nights, Tango, and other special events and workshops. This is by far the best venue for dancing in the Boulder area, and probably the Denver metro area when you consider the facility as a whole (floor quality, space, kitchen, sound system/acoustics, and price). I shudder when I think of previous dance spaces. This facility has been a boon to the community of dancers, and I'm sure it will continue to be in the future.

I know the Village Arts Coalition is a non-profit that leases and manages the Avalon and that the other businesses located there are essential to help pay for the activities at the Avalon.

I support the application to allow both business and dance activity, and to keep this facility in the county.

Sincerely,

Donald O'Hara

Donna.Shonle.letter.txt

From: Donna Shonle [donna@shonle.net]
Sent: Monday, May 11, 2009 7:55 PM
To: Hippely, Hannah
Subject: Palmer Multiple Use Support
Dear Hanna Hippely

I am writing to say that I STRONGLY support the Palmer Multiple Principal Special Use.

There is NO other place in or anywhere near Boulder that offers this type of a dance space at an affordable cost to dancers. The dance community has been working VERY HARD to get a ballroom sized dance space with a sprung wood floor for the past twenty years!

My family and I usually dance at the Avalon FIVE nights a week. We go to the Monday night Tango lessons, Wednesday waltz nights, Salsa on Thursdays, Contra dancing Fridays, Swing Dancing Saturdays, and both the Tea Dances and the Milongas on Sundays. There are hundreds of people involved in each of these groups.

I have been a supporting member of the Village Arts Coalition ever since I moved here twenty years ago. They are a non-profit group dedicated to providing affordable dance space in Boulder. The current arrangement is the perfect solution, the other businesses in the building are essential to help pay for the dance activities at the Avalon.

Dancing is the very BEST stress reducer I have ever come across. Dance is the #1 way to reduce your chances of getting Alzheimer Disease. It is the funnest way there is to exercise your body. Please help us keep our dance space! I don't know what I would do if I couldn't find an affordable place to dance anymore. This building impacts the health and well being of many hundreds of Boulder residents.

Sincerely yours,
Donna Shonle

Donna.Sorensen.letter.txt

From: Donna Sorensen [donnasorensen44@hotmail.com]

Sent: Monday, May 11, 2009 10:10 PM

To: Hippely, Hannah

Subject: Palmer Multiple Principal Special Use

To Whom it May concern:

I support the Palmer Multiple Principal Special Use for the Boulder Dance LLC. My husband and I met dancing in this area and value the fact that we finally have a wonderful, affordable dance hall in Boulder County. We live in Louisville and the Avalon has provided many great events where many members of the community can enjoy getting together, exercising, and having special times.

Please allow this to continue.

Thank you,

Donna Sorensen

Work like you don't need the money, dance like nobody's watching, and love like you've never been hurt!

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Dorothy.Vernon.letter.txt

From: Dorothy Vernon [dorothyblue@gmail.com]

Sent: Tuesday, May 12, 2009 9:16 AM

To: Hippely, Hannah

Subject: In support of the Palmer Multiple Principal Special Use Application
Dear Planning Commissioners,

I am writing in support of the Palmer Multiple Principal Special Use Application.

I met my husband Frank at the Avalon while visiting Boulder 4 years ago, and moved to Boulder not too long after, in part because the wonderful dances at the Avalon ballroom so far over shadowed the opportunities in Colorado Springs. Frank and I celebrated our marriage at the Avalon, and have attended many other celebrations of major life events there. We dance at the wednesday waltz Etc. series (as well as help organize it), the monthly tea dances, the monthly swing dances (which we also help organize), the 5th Friday waltz nights (at which we occasionally teach the waltz lesson), contra dances, and many special events. We also volunteer at Avalon work parties and have contributed many hours toward keeping the building clean and working well. The many, many friends we've met through dancing form a true community for us, and the Avalon plays a major part in our ability to build that community.

The businesses that rent space in the building are a key factor in financing the Avalon, and I hope you will consider how this unique relationship allows a very large number of people in Boulder County to enjoy an inexpensive, healthful, and joyous activity. Across the front range we see strip malls and office buildings fall into decay, while at the Avalon we see a community banding together to remodel and reuse a building that might have fallen to the same fate.

Please look at this building through those eyes: the eyes of building community, the eyes of putting an old building to good use, and the eyes of "out-of-the-box" financing for a very valuable community service without major changes to the building or impacts on the local area or the county as a whole.

Thank you for your consideration,

Dorothy Vernon

Doug.Rippey.letter.txt

From: Doug Rippey [drippy@inbox.com]
Sent: Monday, May 11, 2009 7:02 PM
To: Hippely, Hannah
Subject: Docket SU-08-008: PALMER MULTIPLE PRINCIPAL USES
TO: Boulder County Planning Commission
C/O: Hannah Hippely
RE: Docket SU-08-008: PALMER MULTIPLE PRINCIPAL USES

I support the issuance of a permit to allow the multiple uses for this property. This campus is large enough, and provides plenty of parking to support multiple uses in a symbiotic economic relationship that is essential to maintaining an affordable place for participatory dance, among other activities.

I have played for dances at this venue, and attended several other dance parties. It has one of the best dance floors around, but even more important, it has the backing of the Village Arts Coalition, and a first class team of people dedicated to producing events, maintaining and improving the facility.

This proposal is a model for synergy between the non-profit and business sectors, and does not present any serious negative impacts for the community. It may be a novel venture, but it deserves a permit.

Doug Rippey
drippy at inbox dot com

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Douglas Scheffer.txt

From: dkscheffer@gmail.com on behalf of Douglas Scheffer [douglas@neveikodesh.org]
Sent: Tuesday, May 12, 2009 2:44 PM
To: Hippely, Hannah
Subject: Zone Change for VAC
Dear Hanna Hippely,

Regarding the upcoming change in zoning for the Avalon (VAC). I am writing to express how vital this space is to our community and to other greater Boulder organizations. The diversity and affordable gathering spaces where we can host events, fundraisers, and life cycle celebrations is quite limited in Boulder, and VAC has done an amazing job of creating and maintaining a beautiful space where we can find unity in a dignified atmosphere.

Please consider this zoning change carefully and the effect it will have on Boulder community organizations like ours.

Thank you for your time and consideration,

Douglas

Douglas Scheffer

Director of Development

Nevei Kodesh

P.O. Box 21601, Boulder, CO 80308-4601

www.NeveiKodesh.org

cell. (720) 217.6088

office. (303) 271-3540

W. Christy Barden.txt

From: Christy Barden [ChristyBarden@cs.com]
Sent: Wednesday, May 13, 2009 9:10 AM
To: Hippely, Hannah
Cc: Jim X. Borzym; Chuck Palmer
Subject: SU-08-008 Special Use Review for the Palmer Multiple Primary
Special Use, Boulder ,Dance LLC

Attn: Hanna Hippely

May 13th, 2009

To: Boulder County Planning Commission

Subject: SU-08-008 Special Use Review for the Palmer Multiple Primary
Special Use, Boulder Dance LLC

I'm a 25 year Boulder resident and dancer. I'm asking you to support the granting of a multi use permit for the use at The Avalon Ballroom at 6185 Arapaho Blvd., Boulder CO. Large dance spaces are far and few between. To have a premier space in Boulder is only fitting with Boulder's image. To get such a jewel to be sustainable, it needs help. Renting other spaces in the building is what make this happen. Time and circumstance is what dictates how things work out. The Village Arts coalition (VAC) was organised to put forth that purpose in the mid 1980's. It has taken 25 years of trail and error to arrive where we are today. The Avalon is the fruition of many hands. Most of the work done there had been done by volunteers. Work parties on the weekend are a normal thing. The dance community is vary large and well organised in the Boulder Valley. This project has been a focal point that has brought the community closer together.

Sometime we have to compromise to make projects work. This is what I'm asking you to do. Allow the multi use of the facility to help support one of Americas favoriate pastimes. DANCE!

Respectfully submitted,

W. Christy Barden, ATP
5537 Pioneer Road
Boulder, CO 80301
303 530-1288
ChristyBarden@cs.com

Susan.Elliott.Smith.txt

From: Susan & Elliott [esmiths@comcast.net]
Sent: Tuesday, May 12, 2009 10:47 AM
To: Hippely, Hannah
Subject: Re: Palmer Multiple Principal Special Use Request

To : Ms Hanna Hippely

Boulder County Planning Commission

hhippely@bouldercounty.org

We strongly support the Palmer Multiple Principal Special Use Request.

The Avalon Ballroom is a unique asset to Boulder County and provides a valuable community service. The Boulder Dance Community is fortunate to have this affordable ballroom facility for dances and potlucks. The sprung wooden dance floor and the variety of dances offered bring people from all over Colorado for dancing. We have danced at the Avalon with the Boulder International Folk Dancers, the American Vernacular Dance Group, Wednesday Night Waltzes, Boulder Scandinavian Dancers and more.

The Avalon is managed by the non-profit Village Arts Coalition in partnership with Boulder Dance LLC. In order to keep costs reasonable for the numerous and varied dance groups renting this facility, it is vital that the two businesses sharing the building be permitted to help pay the rent.

The Palmer application causes no significant changes to the existing building nor affects its impact on the community,. The Avalon is an existing building, not a new development, and should be allowed to maintain its current status in serving the large dance community of Boulder County.

Sincerely,

Dr. V. Elliott Smith

Susan Smith

950 Parkway Dr

Boulder, CO 80303

esmiths@comcast.net

Susan.Reisser.letter.txt

From: Susan Reisser [sreisser@gmail.com]

Sent: Monday, May 11, 2009 2:07 PM

To: Hippely, Hannah

Subject: I support the Palmer Multiple Principal Special Use
I support the Palmer Multiple Principal Special Use.

My husband and I dance at the Avalon about twice a week, and we drive all the way from Denver to do so. We attend swing dances, tea dances, waltz nights and international folk events there. It's the best dance venue in the front range, with a superb wooden floor. In the frontrange area there is no other such dance space. Most are too small, none has such an excellent floor. It's filled a great need in the dance community.

The Village Arts Coalition is non-profit and a partner in Boulder Dance LLC; the VAC leases and manages the ballroom. In order to financially allow the ballroom to continue, it needs dual use, with other businesses in the huge space to help pay expenses. It seems to me that this use will have no impact on the surrounding area. But having the ballroom in this building does great things for the Boulder community.

Please support the Palmer multiple principal special use of this property.

Thanks!

Susan Reisser

Susan.Reisser.txt

From: Susan Reisser [sreisser@gmail.com]
Sent: Monday, May 11, 2009 2:07 PM
To: Hippely, Hannah
Subject: I support the Palmer Multiple Principal Special Use
I support the Palmer Multiple Principal Special Use.

My husband and I dance at the Avalon about twice a week, and we drive all the way from Denver to do so. We attend swing dances, tea dances, waltz nights and international folk events there. It's the best dance venue in the front range, with a superb wooden floor. In the frontrange area there is no other such dance space. Most are too small, none has such an excellent floor. It's filled a great need in the dance community.

The Village Arts Coalition is non-profit and a partner in Boulder Dance LLC; the VAC leases and manages the ballroom. In order to financially allow the ballroom to continue, it needs dual use, with other businesses in the huge space to help pay expenses. It seems to me that this use will have no impact on the surrounding area. But having the ballroom in this building does great things for the Boulder community.

Please support the Palmer multiple principal special use of this property.

Thanks!

Susan Reisser

Teri.Garcia.txt

From: tgarcia93@comcast.net
Sent: Tuesday, May 12, 2009 11:08 AM
To: Hippely, Hannah
Subject: Avalon

I support the Palmer Multiple Principal Special Use.

I dance at the Avalon once per week and have for two (2) years now. There is no other place around like Avalon. It is by far THE BEST space and floor for dance events. It is so wonderful to know that there are places like this as they are hard to find and just do not exist.

I believe that assets such as Avalon are a valuable important place that we need to keep for our communities. The Village Arts Coalition (VAC) which is a non-profit community organization and is a partner in Boulder Dance LLC, leases and manages the Avalon ballroom. Other businesses in the building are essential in helping pay for the activities at Avalon.

Allowing both businesses and dance activity without significant changes will allow the community to continue to enjoy this facility in business and dance and allows the community to continue to be a community where we all come together.

Your consideration is greatly appreciated.

Teri Garcia
720-201-6059

Thomas T. Veblen.txt

From: Thomas T Veblen [Thomas.Veblen@colorado.edu]
Sent: Tuesday, May 12, 2009 5:56 PM
To: Hippely, Hannah
Subject: Special use permit for Boulder Dance LLC

Attn. Hannah Hippely
Boulder County Planning Commission
P.O. Box 471
Boulder, CO 80306

Dear Ms. Hippely:

I support the Palmer application for a Multiple Principal Special Use for the Boulder Dance LLC that includes the Avalon ballroom.

I typically dance at the Avalon ballroom two to three times per week, and have been doing so for at least the past two years. This is a superb dance space with a cushioned wood floor and facilities for potluck dinners. Most of my dancing at the Avalon is in association with Argentine tango groups, including the non-profit Tango Colorado as well as workshops and classes organized by professional tango teachers.

I nearly always participate in the social dance held every other Sunday know as "La Milonga de las Tres Mujeres". Participation in this social dance requires a donation of only \$5.00, and it typically draws a crowd of at least 70 dancers. I have participated in numerous special dance events at the Avalon that were attended by over 150 people.

Nearly every Sunday at the Avalon, my dance partner and I take advantage of the free practice time available for two hours at mid-day. I previously organized a practice group of 8 dancers, and found that it was extremely difficult to obtain reasonably priced dance space anywhere in Boulder. To have the use of the exquisite dance floor of the Avalon for free for two hours every Sunday is an incredible value for the Boulder dance community.

I understand that the Village Arts Coalition (VAC) is a non-profit community organization and is a partner in Boulder Dance LLC. The VAC leases and manages the Avalon ballroom. The other businesses housed in the Avalon building are essential to help pay the total building costs.

The Special Use permit application is to allow both businesses and dance activity in the existing building. Granting of this permit will not result in any significant changes to the existing building or its impact on the community. In my opinion, there is no way the continued operation of the Avalon could be considered new urban development.

As a resident of Boulder County for the past 29 years, I strongly encourage the Planning Commission to approve the Palmer application for a Multiple Principal Special Use permit.

Sincerely,

Thomas T. Veblen
4961 Sundance Square
Boulder, CO 80301

Timothy Rodgers.txt

BlankFrom: Tim Rodgers [mailto:timrodgersmd.com]

Sent: Tuesday, May 12, 2009 7:22 PM

To: Hippely, Hannah

Subject: The Avalon Ballroom

I support the Palmer Multiple Principal Special Use. The Avalon provides a great place for me to dance, exercise and meet people. I know of no other place like it. It makes Boulder distinct from any other city I have lived in. The Village Arts Coalition is a non profit community organization that helps make this possible. It is NOT a new urban development.

Thank you,

Timothy Rodgers, MD

Tom Crowley.txt

From: Tom Crowley [tpc2@boulder.net]
Sent: Wednesday, May 13, 2009 2:59 AM
To: Hippely, Hannah
Subject: Palmer Multiple Principal Uses

Dear Ms. Hippely,

I am writing in support of the Palmer Multiple Principal Uses which has a hearing with the Planning Commission on May 20.

I dance at the Avalon Ballroom about three times a month at dances sponsored by American Vernacular Dance and the Colorado Friends of Old Time Music and Dance. It is the best place in the Denver-Boulder area for dances and a number of dance groups use the space. Prior to the installation of the Avalon dance floor, the dances that I attend were either not held at all or were held in Denver. It enriches the Boulder community to have this space available.

The special use application is to allow the both businesses and dance activity in the same building. The businesses help pay for the dance activities at the site and thus help support the local dance community. This does not require any significant changes to the building, nor does it impact the surrounding area in any way. I urge the Planning Commission to approve this request.

Tom Crowley
704 Spruce St.
Boulder, CO

Susan.Amatouri.letter.txt

From: paneltec [info@panelteccorp.com]

Sent: Tuesday, May 12, 2009 8:51 AM

To: Hippely, Hannah

Subject: Avalon Ballroom

Hello,

I support the Palmer Multiple Principal Special Use. The Avalon Ballroom is a wonderful, affordable dance facility and is a great community service for all the dancers in Boulder County.

Thank you for your consideration.

Susan Amatouri

Lafayette, CO 80026

sheila.morris.letter.txt

From: Sheila [spmorris@ecentral.com]
Sent: Monday, May 11, 2009 5:56 PM
To: Hippely, Hannah
Subject: Palmer Multiple Principal Special Use

I support the Palmer Multiple Principal Special Use.

I organize an annual three-day Scandinavian Dance workshop, with teachers from Norway or Sweden. This attracts about 75 dancers from across the country. We also teach fiddle classes at this workshop, so there will be appropriate music for the dances we learn. The Avalon is the first location where we could have the fiddlers in the same building as the dancers, and not have to waste time and gas driving the teachers from one location to another.

There is literally nowhere else in Boulder that can accommodate this event, and that we can afford. Previous to the Avalon, we had to take much smaller venues, and not everyone could dance at the same time, which meant we could only cover half as much material. Often, we had to change venues during the weekend, as suitable spaces are in great demand and booked months or even years ahead. So while we could have much of the workshop at the Pearl Street Studio, we couldn't use it on Friday nights, or Sunday afternoons.

Another advantage of the Avalon is that there is the lunchroom area, so we can prepare snacks, and bring in lunch on the Sunday of our workshop. Dancing 8 hours a day makes you really hungry! And there are few restaurants close by.

The Village Arts Coalition (VAC) is a non-profit community organization that is partnered with Boulder Dance LLC, in order to lease and manage the Avalon ballroom. Part of the building is leased to other businesses, which helps pay for the costs of running the ballroom. Without this income, VAC would not be able to afford to maintain the building.

No significant changes have been made to the exterior of the building or grounds, and thus it should not be considered to be new urban development. The building has been there for years. The addition of dance activity to a business location merely means that the building is being used on evenings and weekends, rather than sitting empty. The building is sufficiently soundproof that no noise from the ballroom leaks out to disturb our neighbors, who are in any case mostly businesses that are closed during most of the times it is used as a dance venue.

Thank you for your consideration.
Sheila P. Morris
11244 Wyandot Street
Westminster, CO 80234
(303) 469-2484

Sheryl Holmes.txt

From: Sheryl Holmes [Sheryl.Holmes@colorado.edu]

Sent: Tuesday, May 12, 2009 9:22 PM

To: Hippely, Hannah

Subject: Avalon Hearing

Dear Hanna,

I support the Palmer Multiple Principal Special Use permit for the Boulder Dance LLC. I have been involved in the quest for a dedicated recreational dance space since the 1980's and was on the original Board of Directors for the Village Arts Coalition, the non-profit community organization which now leases and manages the Avalon Ballroom. The purpose for organizing the VAC was to find a community venue for participatory dance; it has been a long struggle to achieve what we now have with the beautiful Avalon Ballroom and its facilities. We have worked with the City of Boulder in several pursuits such as the East Boulder Recreation Center, the Dairy Center for the Arts, and the St. Julian Hotel. None of these were successful, and dancers had to continue holding their classes and events in school gyms, churches, recreation centers, and even private homes. We now are able to sponsor many varied dance groups with reliable scheduling, and can accommodate the occasional multi-day workshop and special events such as weddings, birthdays, concerts, etc.

I participate in ballroom dancing, contra dances, waltz nights, tea dances, Scandinavian dance workshops, the Richard Powers workshops, New Years Eve party, and New Years Day folk dance party. The kitchen, coat room, music practice space and generous parking are a huge bonus, and the dance floor is probably the best in Colorado. I, along with many, many others have helped with the renovation and landscaping projects, and we are proud of the success of all our efforts. The dances are very popular and attract hundreds of locals plus many travelers. The recent Scandinavian workshop included attendees from Washington, Oregon, California, Minnesota, North Carolina, Tennessee, Florida, Maryland, New Mexico, and Wyoming, with teachers and musicians from Norway. It is good publicity for Boulder.

The dance community is a social melting pot. It consists of all ages from children through the elderly, a large variety of ethnic dances and participants, and attracts folks from all income brackets. The other businesses in the building help to keep the cost of management, maintenance, and attendance affordable for all. The application for Special Use would allow these businesses and the dance activities to continue without significant changes. No new urban development is foreseen, and the impact on the community would not change.

Sheryl Holmes

Shirley.Malin.letter.txt

From: o3shirley@juno.com
Sent: Monday, May 11, 2009 1:04 PM
To: Hippely, Hannah

hhippely@bouldercounty.org

Attn: Hanna Hippely

I support the Palmer Multiple Principal Special Use.

I am a resident of Fort Collins who loves to dance. In my search for quality dancing opportunities I have found no place more wonderful than the Avalon. Since I have been dancing in the Northern Colorado area for over 20 years and used to have to drive to Denver for this kind of classy dancing, I was delighted when VAC (of which I am a member) purchased and developed this fabulous site. The "sprung" wooden dance floor along with accommodations for changing into dance costumes are greatly appreciated. It would be a great loss to me personally if this wonderful location were to be prohibited. I enjoy this fine facility with its great group of dancers so much that I make a habit of attending functions in Boulder several times a month. .

I feel that the Avalon provides a significant community service, not available anywhere else in the Northern Colorado dance community at such a reasonable cost.

I also understand that it is essential that there be other businesses in the building to help support the building operating costs.

I do not believe that this facility should be defined as "new urban development".

Since I cannot attend the Planning Commission Hearing on May 20th due to work commitments, I ask that you consider this letter to be my personal contribution to the discussion.

In appreciation of your consideration in this matter,

Shirley Malin
2013 Custer Dr.
Fort Collins, CO 80525
(970) 225-0343

Shirley.Malin.letter.txt

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Silje.Sodal.letter.txt

From: Silje M. Sodal [silje@peteclaar.com]
Sent: Monday, May 11, 2009 4:32 PM
To: Hippely, Hannah
Subject: Support for the Palmer Multiple Principal Special Use

For the attention of Hanna Hippely,
Boulder County Planning Commission:

I enthusiastically support the Palmer Multiple Principal Special Use and hope you will too!

The Avalon is a community treasure, a place for people of all ages to gather, dance and build community. I was fortunate to grow up in the folk dance community in Boulder, and while the community was - and continues to be - strong and vibrant, we are fortunate only now to have a large, affordable place to dance. Many, many people have put in hours of volunteer time to create this high quality space with cushioned wood floor and area for potlucks. And many more have enjoyed and appreciated the space for dances, concerts and celebrations. I visit frequently throughout the year and never miss an opportunity to dance and see friends at the Avalon!

The operational details include that the Village Arts Coalition (VAC), a non-profit community organization and a partner in Boulder Dance LLC, leases and manages the Avalon ballroom. The other businesses in the building, however, are absolutely essential to help pay for the activities at the Avalon. The goal is not to build profit with "new urban development," but simply to sustain a vibrant and critical piece that connects and builds our community.

Please support the Palmer Multiple Principal Special Use.

Thank you!

Sincerely,

Silje Sodal
18492 43rd Ave. NE
Lake Forest Park, WA 98155
(206) 448-8737

Spencer.Nelson.txt

From: Spencer Nelson [spencom@msn.com]
Sent: Tuesday, May 12, 2009 12:34 PM
To: Hippely, Hannah
Subject: Support special use permit

Attention Hanna Hippely
Boulder County Planning Commission

This is to let you know, along with many others, that I support the Palmer Multiple Special Use application.

For years dancers in the community have been attempting to secure a suitable dance venue. The "Avalon" was finally acquired and it is what we have dreamed of. Thanks to hours of volunteer effort, the space has evolved from a rather plain industrial space to an elegant ballroom.

Dancing is my passion. For the past fifteen years plus I have taken up international folk, Scandinavian, swing, Lindy, Salsa, and ballroom dancing. The latter includes foxtrots, American tango, the "one step", waltzes, and more. I have acquired many friends in the dance community and some wonderful relationships. Actually, dancing is more than my passion: it keeps me sane and happier than I would otherwise be!

This also has benefits to Boulder County, in that I usually spend money when I come to a dance and/or lesson: In addition to admission to the dances themselves, there is almost always a cup of coffee or a full meal for both myself and my girlfriend.

I hope that you allow the Avalon to remain in the county and not be annexed by the city, which I understand may incur considerable expense and headaches. I and many of my friends in the dance community have limited incomes and may not be able to afford the necessary increases for dances and lessons annexation may require; i.e., denial of the permit and subsequent annexation may put the existence of the Avalon itself at risk.

Sincerely,

Spencer Nelson
Ph 303-466-3339

Stanley G Wilkes.txt

From: Stanley G. Wilkes [sgwilkes@csd.net]
Sent: Tuesday, May 12, 2009 11:07 PM
To: Hippely, Hannah
Subject: Palmer Multiple Principal Special Use Application

I support the Palmer Multiple Principal Special Use Application. As a Senior, the Avalon Ballroom plays a very important part in my life. I attend dance and other social events there regularly, usually each week. I especially enjoy the smoke free and alcohol free programs that I find there as well as the wonderful live music provided by the many local musical groups that play there. I come from my home in Denver and discover that I am not alone in being drawn from afar to this extraordinary place that I believe is quite unique along the front range.

I imagine that the "multiple use" helps defray facility expenses and keeps the costs of the events that I attend reasonable, another factor important to me. I hope that you will give the applicants support in their efforts to continue the events that provide me such satisfaction. Sincerely yours, Stanley G. Wilkes, 2968 Vivian St., Wheat Ridge CO 80215.

Steve Ruby.txt

From: Steve Ruby [steveruby@earthlink.net]
Sent: Tuesday, May 12, 2009 11:28 PM
To: Hippely, Hannah
Subject: "I, support the Palmer Multiple Principal Special Use."

We dance promoters would like to keep the costs of dancing as low as possible.

We would rather be in the County because we prefer County people and County processes for the Avalon.

We have been working on finding a dance space for years, 20+. We had a bad time with the City of Boulder people dropping their support and leaving us in the lurch with the 9th and Canyon Public/ Private project. Now the St Julienne Hotel is built, but the public space is weak and barely usable.

The Colorado Friends of Old Time Music and Dance (we call it CFOOTMAD) is the largest member group of the Village Arts Coalition (VAC) using the Avalon.

We hold the cost for admission for our Contra Dances as low as possible to be accessible to the lower income folks in the community. No one is turned away for lack of money. We have always specialized in smoke and alcohol free dance events.

Please Note:

- The other businesses in the building are essential to help pay for the activities at the Avalon.
- The application is to allow both businesses and dance activity, with no significant changes to the existing building or to its impact on the community.
- This is not "new urban development" as the County staff claims.

Please contact me with your questions.

Steve Ruby
675 Gillaspie Drive
Boulder, CO 80305
303-499-2692

Sue.Horne.letter.txt

From: Sue Horne [suehorne@hypermail.net]
Sent: Tuesday, May 12, 2009 9:43 AM
To: Hippely, Hannah
Subject: Palmer Multiple Principal Special Use Permit

To Whom It May Concern:

I support the Palmer Multiple Principal Special Use permit application.

I'm involved with the Colorado Friends of Old Time Music and Dance (CFOOTMAD), a local nonprofit organization that runs 6-8 dances per month in the Denver-Boulder area. CFOOTMAD was formally organized in 1992; our dances include live music and a caller who teaches and guides the dancers. I'm the treasurer, a former Board member, and also run the sound system at our Boulder dances.

CFOOTMAD is a member of the Village Arts Coalition (VAC), the nonprofit community organization that leases and manages the Avalon ballroom. VAC is a partner in Boulder Dance LLC, the permit applicant.

We run two dances per month in Boulder at the Avalon ballroom, with average attendance of 80-110 each. Folks drive up from Denver and down from Fort Collins to attend these dances. Boulder doesn't have many venues suitable for our dances at a reasonable cost. Before the Avalon became available, our Boulder dances were held in a school gymnasium. It had poor acoustics and a hard floor, and we were sometimes displaced by school events. The Avalon has excellent acoustics and a dance floor that's kind to dancers' knees and joints, and is affordable for our small, volunteer-run organization. We've brought in guest bands from around the country and they're always impressed by this wonderful venue.

The Avalon feels special not only because of its physical characteristics, but because it was created largely by volunteer labor. Knowing how it was created makes a more rich experience for event participants, some of whom are then inspired to volunteer themselves to keep it going. Our community needs more such centers.

Please help us continue this community-supported venue by allowing the Avalon to remain in the County and expand its dance facilities.

We invite you to drop by one of our dances—they're held at the Avalon on the first and third Fridays of each month from 8-11 pm, with a lesson generally beginning at 7:15-7:30 pm. Or check us out at www.cfootmad.org.

Sincerely yours,

Sue Horne

wendy Underhill.txt

From: Wendy Underhill [wendy@u-hill.net]
Sent: Wednesday, May 13, 2009 9:44 AM
To: Hippely, Hannah
Subject: Avalon

Hello,

I am writing in support of the special use application for the Boulder Dance LLC. I support the Palmer Multiple Principal Special Use.

I have danced at the Avalon a number of times, but more importantly my teenagers have danced there many, many times. It is a great place without alcohol for young people to safely do a fun evening activity. It has also served as a spot for potlucks, theater (my youngest was on stage there many times with a renter, Peanut Butter Players), and all kinds of things. I see this facility as a great contributor to the Boulder area, something that otherwise might need to be provided by government-backed facilities.

The Village Arts Coalition is a non-profit organization, and serves the community extremely well by doing a professional job of managing the ballroom. It's essential that the building also be supported by the other businesses in the building because VAC cannot support the building alone.

The application doesn't involve a lot of new building, disruption to the already busy Arapahoe traffic, or discombobulation for neighbors. Please say "yes" to this application.

Thank you.

wendy Underhill
300 Arapahoe Av
Boulder, CO 80302
303-443-0936

Wendy.Forster.letter.txt

From: Wendy Forster [windandforest@gmail.com]
Sent: Tuesday, May 12, 2009 9:45 AM
To: Hippely, Hannah
Cc: American Vernacular Dance
Subject: Letter of Support for Avalon/Boulder Dance

Dear Ms. Hippely,

I do support the Palmer Multiple Principle Special Use application for Boulder Dance LLC. The Avalon ballroom is a social dance venue for which I am incredibly grateful.

As a former member of the Board of the Boulder Dance Alliance, I spent two years working with others to "save" the Dairy building. It is now the home of multiple performing arts organizations. However, it is not a venue for social dance per se. I am aware of some of the struggles and history of the Boulder dance community to create further venues over the years.

Avalon, otherwise known as Boulder Dance LLC, is the result of efforts by many people to create a true social dance facility. I dance there multiple times per month, and have taken classes in waltz, swing, salsa, contra, and other ballroom forms. These classes and events are invariably well-run, and are usually very well attended. I am thrilled that Boulder County can now boast such an active social dance scene!

I think it is also important to note that Avalon is perfectly located at a slight distance from downtown Boulder, where access to bars is limited. Drinking and serious dancing do not mix. For those who prefer alcoholic beverages, the St. Julien provides music and some dancing opportunities.

The Avalon site is also easily accessible to those traveling from Denver or Ft. Collins, specifically to dance on Avalon's beautiful sprung floor. I have encountered dancers at Avalon who live in Ft. Collins, Thornton, Broomfield, and Denver.

Finally, I should mention that affordability is also a major attraction at the Avalon site. For those of us who love to dance, events must remain economically accessible to ordinary citizens. This is especially true in a recession. Dance, and social dance in particular, is one of the best ways to maintain the health of a community.

For all of these reasons, I support the Palmer "special use" permit. I hope this letter proves helpful for that purpose. Thank you very much for your interest in this matter.

Sincerely,

Wendy Forster, MA

Tom Frost.txt

From: Frost, Tom [Tom.Frost@ucdenver.edu]
Sent: Tuesday, May 12, 2009 5:25 PM
To: Hippely, Hannah
Subject: Palmer Multiple Principal Special Use permit

Dear Ms. Hippely,

I'm writing to tell you that I strongly support the Palmer Multiple Principal Special Use permit, which I understand is being considered Wednesday, May 13th...

Boulder Dance LLC serves an important role in my life by offering a wonderful and inexpensive dance venue for me, which I attend 3 or 4 times per month!

I have the highest respect for those who manage Boulder Dance LLC - the Village Arts Coalition. Many within this organization have volunteered hundreds of hours of their time, over years, to create this wonderful community functions venue.

I would hope that you would recognize it's purpose and function as a unique and admirable contribution to our community, and not in any way a beginning of multi-use development...

Respectfully,

Tom Frost

Denver, Colorado

Travis.Presley.txt

From: Travis Presley [travispresley@comcast.net]
Sent: Tuesday, May 12, 2009 12:45 PM
To: Hippely, Hannah
Subject: Palmer Multiple Principal Special Use Application

Dear Commissioners,

I support the Palmer Multiple Principal Special Use Application. I dance at the Avalon several times a month for waltz, swing, contra and occasionally salsa. The Avalon is truly an asset to the community. I have spoken to people from Austin, Texas, who were visiting to see how such a dance venue could be arranged in their community. It would be unfortunate to lose this valuable entity.

Thank you,

Travis Presley

May 11, 2009

Boulder County Planning Commission
PO Box 471
Boulder, CO 80306
Attn: Hanna Hippely

Subject: SU-08-008 Special Use Review for the Palmer Multiple Primary Special Use,
Boulder Dance LLC

Greetings:

I am writing to SUPPORT the Palmer Multiple Principal Special Use permit application for Boulder Dance LLC, with this letter to constitute part of the public record regarding this special use review.

This application affects activity at 6185 Arapahoe Avenue, Boulder, CO (informally called "the Avalon"), which is managed by the Village Arts Coalition (VAC).

There are many compelling reasons to support this special use permit application.

1. Support for community-based movement (dance) arts

The VAC is a partner in Boulder Dance LLC and leases and manages the Avalon ballroom. As a non-profit community organization, the VAC has needed assistance to pay for the activities at the Avalon. The other businesses currently sharing the Avalon are essential to meet this need. In turn, the Avalon provides for the most important need of our active dance community - a large, cushioned wood floor in an affordable mid-size venue. These features enable our community to attract top-notch local, national and international dance and music instructors and to offer an extensive array of recreational dance activities.

Comparable space is not elsewhere available in our community. As an occasional dance organizer I have been unsuccessful in trying to find suitable and affordable local venues for various dances events, including rehearsals. Too often, these events have been held out of the area (or not at all) due to the lack of an appropriate and affordable site in our community. The Avalon offers suitable and affordable space that can be used for dance events of different sizes. This maximizes our ability to sponsor affordable events, to stay in our community and to attract others here.

I strongly support the Village Arts Coalition and its mission. The VAC, with numerous organizational and individual members, provides hundreds of hours of volunteer time to maintain the Avalon and the extensive calendar of dance events. I am pleased to be a volunteer at the Avalon.

2. Reduced environmental costs and health risks

For the 29 years that I have been a resident and active dancer in Boulder, I have had to drive up and down the Front Range, from Denver to Ft. Collins, to attend social dance events. This incessant driving has been costly in terms of vehicle and highway wear and tear, fuel and its related impact on our air quality and environment, commuting time, and increased exposure to the dangers of driving. I am thrilled that there is finally an affordable, high quality dance venue in an excellent local location. It is a relief and a pleasure to dance at the Avalon.

3. Education and community building

The Avalon offers a unique venue for affordable participatory social dance, including skilled instruction. I dance at the Avalon on a regular basis (several times a month) and greatly enjoy the quality, frequency,

regularity, variety, predictability and affordability of the many dance activities. At the Avalon I participate in the following dance events: waltz, tango, swing, foxtrot, two step, one step, Cajun and Zydeco, Scandinavian, international folk, and contra dances. These are offered weekly, bi-weekly, monthly or several times a year, as the various organizers decide. Attendance at different events can exceed 100 people. At these dances, I regularly see people from our local community and also regularly meet visitors from out of state. The variety of dance events and participants educates me about the past (through historical dances) and about other cultures, as well as my own, in the present.

4. Personal and public health benefits

The weekly dance offerings, because they can be safely done on the Avalon's cushioned wood floor, are an important part of my recreational activities and have greatly benefited my health and happiness. My healthcare providers recommend weight-bearing activity for bone health, learning new skills for mental health and regular moderate activity for cardio-vascular health. Dancing meets these prescriptions perfectly. The dance activities offered at Avalon help me meet all these needs at one affordable, accessible, convenient and comfortable location. Since these events are open to the public these same benefits are offered to all our community residents and visitors. Visitors and newcomers are always welcome.

5. Enhanced global citizenship

The dance-related activities at the Avalon, some of which attract participants from across the country, foster community outreach, connection, networking and cooperation. Dance events promote diversity and cultural understanding as they showcase international dances and music. At the Avalon we are able to arrange potluck meals as part of various dance events, which provide an opportunity for participants to socialize. This widens and strengthens the network of relationships across our community, our country and our world.

6. Solution-oriented cooperation

The financial and management structure at the Avalon allows three businesses (all of which provide jobs in the community) to share a single facility, which enables two small businesses to survive and enables the provision of affordable, privately-supported recreational dance services to the community. The current business uses, while different, are highly compatible.

I commend the current resource-sharing business occupants (office, light industry and recreation) for their creativity, cooperation and commitment to maximizing resource utilization and community service while minimizing negative community and environmental impact.

The Palmer application, which will allow both businesses and dance activity, involves no significant change to the existing building or its impact on the community. Thus, the intended use does not constitute "new urban development" as some County staff claim.

As a community that prides itself on leading-edge problem solving in environmental, health/fitness, economic and social issues, we benefit greatly from the existing arrangement and the extensive, affordable recreational dance activities offered at the Avalon.

To protect and promote this gem in our community, I ask your support for, and approval of, the special use permit.

Sincerely,

Lorraine Burger
PO Box 2362
Boulder, CO 80306

May 12, 2009

Attn. Hanna Hippely
Boulder County Planning Commission
P.O. Box 471
Boulder, CO 80306

Dear Boulder County Planning Commission,

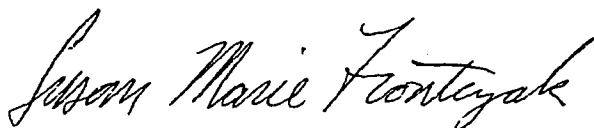
I write in support of the Palmer Multiple Principal Special Use proposal.

- I regularly attend the monthly Tea Dances at the Avalon. Prior to the existence of the Avalon, Tea Dances were held in Denver. Please don't make me add that long commute back into my recreational schedule!
- I attend many other dances at the Avalon as well: Contradances, Wednesday Waltzes, CFOOTMAD Waltz nights, and Swing Dances. There is no other space like the Avalon available for large groups (80 to 300 people) to dance on a regular basis – not in Boulder County, not even in Denver. The dance floor at the Avalon was constructed especially to have the springiness necessary for dancing.
- I have also attended numerous birthday parties, performances, and workshops at the Avalon. It is well suited to a wide range of activities. It has become a focal point for many community gatherings.
- The Avalon is a space of the people, by the people, and for the people. I am one of many, many volunteers who have put time into creating this space.
- The financial viability of this space is predicated on multiple use. I have neither experienced nor heard of any instance of conflict between those renting other space in this building for other uses and the dance/recreational users.

Furthermore, there is plenty of parking for all concerns.

The Community fills this space because it needs this space. Just look at how full the schedule is! Please approve the Palmer Multiple Principle Special Use.

Respectfully submitted,



Susan Marie Frontczak

Speaker / Writer / Actor / Storyteller

303 442-4052 • www.storysmith.org • susanmarie@storysmith.org • 3664 Chase Court, Boulder CO 80305



May 12, 2009

Boulder County Planning Commission
Attn: Hannah Hippely
P.O. Box 471
Boulder, CO 80306

Re: Palmer Multiple Principal Special Use

We support the Palmer Multiple Principal Special Use permit. We feel that they provide a valuable community service and should be allowed to continue.

We are a neighbor, located directly in back of their building. They have been very respectful and courteous of us anytime we have contact with them.

We support their request for a special use permit.

Thank you for considering our support.

Sincerely,

Tim Black
President

REPUTATION BUILT ON SAFETY, SERVICE AND SATISFACTION

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MAY 13 2009

BOULDER COUNTY
LAND USE

959 Grant Place
Boulder, CO 80302
May 11th, 2009

Hanna Hippely
Boulder County Planning Commission
PO Box 471
Boulder, CO 80306

Dear Planning Commission Members and Staff,

I wish to support the Palmer Multiple Principal Uses application (SU/SSD P -08-008) for 6185 Arapahoe, Boulder.

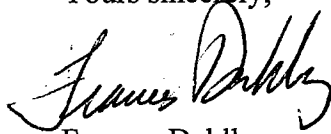
The Avalon ballroom at 6185 Arapahoe is an important community amenity which is filled with dancers of many different styles (salsa, swing, vintage, tango, contra, Scandinavian) every night of the week, often drawing 100-200 people. Most dancers come from Boulder county or city but they also come from all over the Front Range and from overseas (Norway, for example this spring) and other cities in the United States. There is a spacious parking lot for those who drive and the Jump has a stop right in front of the building so it is easy to go by bus (I have done so).

The ballroom was created by volunteer effort which transformed an empty industrial/ office building into a lively community center. Unfortunately, most dances are not big money makers and the rent charged by the village arts coalition, a nonprofit which manages the ballroom, does not cover the costs of the building. Hence the need for renting the unused back sections of the building for warehousing, light industrial use and office space. This is a model successfully used at the Pearl Street Studio (behind Snarf's) in downtown Boulder. The spacious parking lot is also a help for neighboring Nalanda campus of Naropa University, another important Boulder cultural institution.

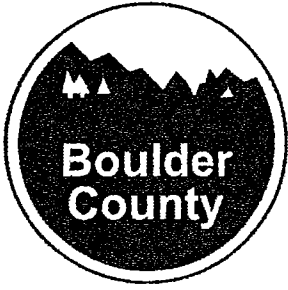
In sum, the Avalon ballroom makes an important contribution to the quality of life of Boulder County residents, it attracts tourist dollars, and it does not disturb the neighbors. The various industrial, office and warehouse uses in the back of this very large building are essential to the overall functioning of the ballroom and blend in with the other buildings and their uses in this area.

Please support this special use application.

Yours sincerely,



Frances Dahlberg



Land Use Department

Courthouse Annex
2045 13th Street • 13th & Spruce Streets • Boulder, Colorado 80302 • (303) 441-3930
<http://www.bouldercounty.org/lu/>

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SEP 02 2008

MEMO TO: Agencies and adjacent property owners
FROM: Hannah Hippely, Planner I
DATE: August 19, 2008
RE: Docket SU-08-008

BOLDER COUNTY
LAND USE

Docket SU-08-008: PALMER MULTIPLE PRINCIPAL USES SU/SSDP

Request: Special Use and Site Specific Development Plan Review for Multiple Principal Uses including, Indoor Recreation, Day and Night Outdoor Recreation, Professional Office, Warehouse and Distribution Center, and Light Industrial.
Location: At 6185 Arapahoe Road, north of and adjacent to Arapahoe Road/State Highway 7 and west of and adjacent to 62nd Street in Section 27, T1N, R70W.
Zoning: Light Industrial (LI)
Applicant: Chuck Palmer
Agent: Bob Perletz, Winston and Associates

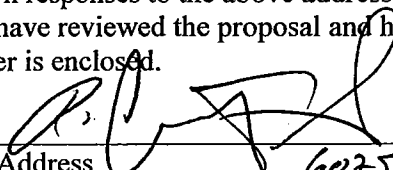
Special Use Review / Site Specific Development Plan is required of uses which may have greater impacts on services, neighborhoods, or environment than those allowed with only Building Permit Review. This process will review compatibility, services, environmental impacts, and proposed site plan.

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The Land Use staff, Planning Commission, and County Commissioners value comments from individuals and referral agencies. Please check the appropriate response below or send a letter. Late responses will be reviewed as the process permits; all comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to review the entire file at the Land Use Department, 13th and Spruce, Boulder. If you have any questions regarding this application, please contact the Land Use Department office at (303) 441-3930 or me via email at hhippely@bouldercounty.org.

Please return responses to the above address by **September 24, 2008**.

We have reviewed the proposal and have no conflicts.
 Letter is enclosed.

Signed  PRINTED Name R. CRAIG FISHER
Agency or Address 6025 ARAPAHOE AVE. BOULDER, CO 80303

Please note that all Land Use Department property owner's mailing lists and parcel maps are generated from the records maintained by the County Assessor and Treasurer Office. We are required to use this list to send notices to the "property owner" of land in Boulder County. If you feel that you should not be considered a "property owner," or if the mailing address used is incorrect, please contact the County Assessor's Office at (303) 441-3530.

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<http://www.bouldercounty.org/lu/>

SEP 02 2008

BOULDER COUNTY
LAND USE

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Signed  PRINTED Name R. CRAIG EISEN
Agency or Address 6015 ARAPAHOE AVE BOULDER.

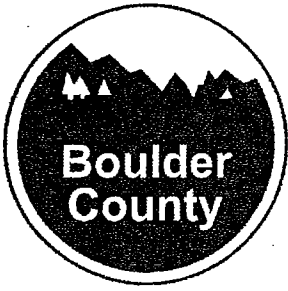
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Cindy Domenico
County Commissioner

Ben Pearlman
County Commissioner

Will Toor
County Commissioner



Land Use Department

Courthouse Annex
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<http://www.bouldercounty.org/lu/>

MEMO TO: Agencies and adjacent property owners
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DATE: August 19, 2008
RE: Docket SU-08-008

Docket SU-08-008: PALMER MULTIPLE PRINCIPAL USES SU/SSDP

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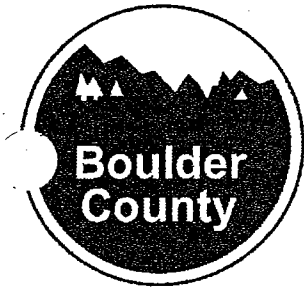
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We have reviewed the proposal and have no conflicts.
 Letter is enclosed.

Signed PRINTED Name Margarita Pineda
Agency or Address 6292 Arapahoe rd #18 Boulderco 80303

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AUG 26 2008

BOULDER COUNTY
LAND USE

MEMO TO: Agencies and adjacent property owners
FROM: Hannah Hippely, Planner I
DATE: August 19, 2008
RE: Docket SU-08-008

Docket SU-08-008: PALMER MULTIPLE PRINCIPAL USES SU/SSDP

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 Letter is enclosed.

Signed Stephanie Thompson PRINTED Name Stephanie Thompson
Agency or Address 6292 Arapahoe #24 Boulder, Co. 80303

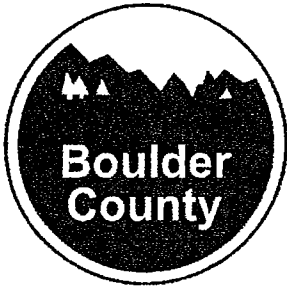
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Cindy Domenico
County Commissioner

Ben Pearlman
County Commissioner

Will Toor
County Commissioner



Land Use Department

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BOULDER COUNTY
LAND USE

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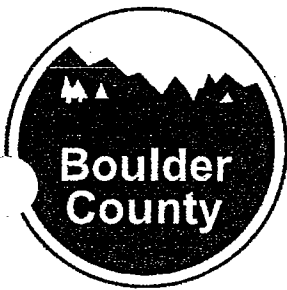
Please return responses to the above address by **September 24, 2008**.

We have reviewed the proposal and have no conflicts.
 Letter is enclosed.

Signed *Barry Schacht* PRINTED Name BARRY SCHACHT
Agency or Address _____

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G:\DOCKETS\SU - Special Use\SU 2008\SU08008 Palmer Multiple Principal Uses\008REF.DOC



Land Use Department

Courthouse Annex
2045 13th Street • 13th & Spruce Streets • Boulder, Colorado 80302 • (303) 441-3930
<http://www.bouldercounty.org/lu/>

RECEIVED
SEP 17 2008
BOULDER COUNTY
LAND USE

MEMO TO: Agencies and adjacent property owners
FROM: Hannah Hippely, Planner I
DATE: August 19, 2008
RE: Docket SU-08-008

Docket SU-08-008: PALMER MULTIPLE PRINCIPAL USES SU/SSDP

Request: Special Use and Site Specific Development Plan Review for Multiple Principal Uses including, Indoor Recreation, Day and Night Outdoor Recreation, Professional Office, Warehouse and Distribution Center, and Light Industrial.
Location: At 6185 Arapahoe Road, north of and adjacent to Arapahoe Road/State Highway 7 and west of and adjacent to 62nd Street in Section 27, T1N, R70W.
Zoning: Light Industrial (LI)
Applicant: Chuck Palmer
Agent: Bob Perletz, Winston and Associates

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 Letter is enclosed.

Signed Aura Day Floyd PRINTED Name _____
Agency or Address Lot 11 6292 Arapahoe Ave, Boulder 80301

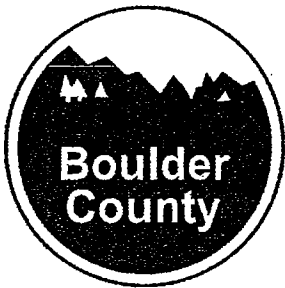
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G:\DOCKETS\SU - Special Use\SU 2008\SU08008 Palmer Multiple Principal Uses\ 008REF.DOC

Cindy Domenico
County Commissioner

Ben Pearlman
County Commissioner

Will Toor
County Commissioner



Land Use Department

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RECEIVED
SEP 08 2008

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FROM: Hannah Hippely, Planner I
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RE: Docket SU-08-008

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 Letter is enclosed.

Signed Anne L. Larson PRINTED Name Anne L. Larson
Agency or Address Ben Place LLC

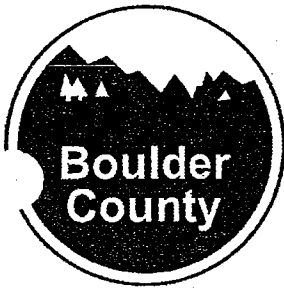
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County Commissioner

Ben Pearlman
County Commissioner

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Land Use Department

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AUG 26 2008

BOULDER COUNTY
LAND USE

MEMO TO: Agencies and adjacent property owners
FROM: Hannah Hippely, Planner I
DATE: August 19, 2008
RE: Docket SU-08-008

Docket SU-08-008: PALMER MULTIPLE PRINCIPAL USES SU/SSDP

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*Excellent!
BRAVO!
Thanks!*

Please return responses to the above address by **September 24, 2008**.

We have reviewed the proposal and have no conflicts.
 Letter is enclosed.

I think it is wonderful + a huge asset to the cultural life of the city + County!

Signed Beth F Emming PRINTED Name BETH F. EMMING
Agency or Address 6292 Arapahoe Ste 4 Bldg 80303

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May 11, 2009

Boulder County Planning Commission
PO Box 471
Boulder, CO 80306
Attn: Hanna Hippely

Subject: SU-08-008 Special Use Review for the Palmer Multiple Primary Special Use,
Boulder Dance LLC

Greetings:

I am writing to SUPPORT the Palmer Multiple Principal Special Use permit application for Boulder Dance LLC, with this letter to constitute part of the public record regarding this special use review.

This application affects activity at 6185 Arapahoe Avenue, Boulder, CO (informally called "the Avalon"), which is managed by the Village Arts Coalition (VAC).

There are many compelling reasons to support this special use permit application.

1. Support for community-based movement (dance) arts

The VAC is a partner in Boulder Dance LLC and leases and manages the Avalon ballroom. As a non-profit community organization, the VAC has needed assistance to pay for the activities at the Avalon. The other businesses currently sharing the Avalon are essential to meet this need. In turn, the Avalon provides for the most important need of our active dance community - a large, cushioned wood floor in an affordable mid-size venue. These features enable our community to attract top-notch local, national and international dance and music instructors and to offer an extensive array of recreational dance activities.

Comparable space is not elsewhere available in our community. As an occasional dance organizer I have been unsuccessful in trying to find suitable and affordable local venues for various dances events, including rehearsals. Too often, these events have been held out of the area (or not at all) due to the lack of an appropriate and affordable site in our community. The Avalon offers suitable and affordable space that can be used for dance events of different sizes. This maximizes our ability to sponsor affordable events, to stay in our community and to attract others here.

I strongly support the Village Arts Coalition and its mission. The VAC, with numerous organizational and individual members, provides hundreds of hours of volunteer time to maintain the Avalon and the extensive calendar of dance events. I am pleased to be a volunteer at the Avalon.

2. Reduced environmental costs and health risks

For the 29 years that I have been a resident and active dancer in Boulder, I have had to drive up and down the Front Range, from Denver to Ft. Collins, to attend social dance events. This incessant driving has been costly in terms of vehicle and highway wear and tear, fuel and its related impact on our air quality and environment, commuting time, and increased exposure to the dangers of driving. I am thrilled that there is finally an affordable, high quality dance venue in an excellent local location. It is a relief and a pleasure to dance at the Avalon.

3. Education and community building

The Avalon offers a unique venue for affordable participatory social dance, including skilled instruction. I dance at the Avalon on a regular basis (several times a month) and greatly enjoy the quality, frequency,

regularity, variety, predictability and affordability of the many dance activities. At the Avalon I participate in the following dance events: waltz, tango, swing, foxtrot, two step, one step, Cajun and Zydeco, Scandinavian, international folk, and contra dances. These are offered weekly, bi-weekly, monthly or several times a year, as the various organizers decide. Attendance at different events can exceed 100 people. At these dances, I regularly see people from our local community and also regularly meet visitors from out of state. The variety of dance events and participants educates me about the past (through historical dances) and about other cultures, as well as my own, in the present.

4. Personal and public health benefits

The weekly dance offerings, because they can be safely done on the Avalon's cushioned wood floor, are an important part of my recreational activities and have greatly benefited my health and happiness. My healthcare providers recommend weight-bearing activity for bone health, learning new skills for mental health and regular moderate activity for cardio-vascular health. Dancing meets these prescriptions perfectly. The dance activities offered at Avalon help me meet all these needs at one affordable, accessible, convenient and comfortable location. Since these events are open to the public these same benefits are offered to all our community residents and visitors. Visitors and newcomers are always welcome.

5. Enhanced global citizenship

The dance-related activities at the Avalon, some of which attract participants from across the country, foster community outreach, connection, networking and cooperation. Dance events promote diversity and cultural understanding as they showcase international dances and music. At the Avalon we are able to arrange potluck meals as part of various dance events, which provide an opportunity for participants to socialize. This widens and strengthens the network of relationships across our community, our country and our world.

6. Solution-oriented cooperation

The financial and management structure at the Avalon allows three businesses (all of which provide jobs in the community) to share a single facility, which enables two small businesses to survive and enables the provision of affordable, privately-supported recreational dance services to the community. The current business uses, while different, are highly compatible.

I commend the current resource-sharing business occupants (office, light industry and recreation) for their creativity, cooperation and commitment to maximizing resource utilization and community service while minimizing negative community and environmental impact.

The Palmer application, which will allow both businesses and dance activity, involves no significant change to the existing building or its impact on the community. Thus, the intended use does not constitute "new urban development" as some County staff claim.

As a community that prides itself on leading-edge problem solving in environmental, health/fitness, economic and social issues, we benefit greatly from the existing arrangement and the extensive, affordable recreational dance activities offered at the Avalon.

To protect and promote this gem in our community, I ask your support for, and approval of, the special use permit.

Sincerely,

Lorraine Burger
PO Box 2362
Boulder, CO 80306

Planning Commission: -1111-

I support the Palmer Multiple Principal Special Use being considered by your authority. I belong to several performing & recreational dance troupes which utilize this facility, and have been attending events here ever since its inception as the Avalon dance hall. This venue is a very valuable asset to the Boulder County community, providing precious, often unavailable elsewhere space for large events (we also attend the 60th reunion of the Rocky Mt.

Rescue Group, for instance, last summer in this building.) From the exterior, this edifice looks essentially the same as it did at the time of acquisition; this is not new urban development in any sense. Please allow what is now the second largest sprung dance floor in the state to continue to operate for the benefit of many groups of many interests -

Very sincerely,

John A. Yea & Lavinia Yea

Proud Supporter



Mr & Mrs John & Lavinia Yea
221 Green Meadow Ln
Boulder, CO 80302-9421



GLORIA ADAMSON

381 Arroyo Chico * Boulder, CO 80302 * 303-440-3335

May 19, 2009

To the Boulder County Commissioners;

I am a forty-five year resident of Boulder County, dancer in this community, one of the three who signed the paperwork for the State of Colorado, launching the VAC into operation for the benefit of other dancers from Boulder County, Denver, Fort Collins, Colorado Springs, and sometimes as far away as Nebraska, New Mexico, and California.

Additional to participatory dancing, the Avalon Ballroom and facility involves enthusiastic audiences who love to watch or learn a new step, hear a new sound from the middle east, or sit down in the lovely ballroom to enjoy a program, international foods, and conviviality with long-time friends or make conversation with new ones.

The Avalon ballroom and facility is all this and more. Not only can one find variety in the dance venues provided at reasonable prices and times, but it provides an avenue for musicians to gather and play music together informally or professionally, culture exchanges, costumes and handicrafts from over the globe, fine and photographic arts, family events, persons of all walks of life, ages, and economic dispositions to gather together to enjoy not only productions, programs, and dance events, but learn about the Boulder community and the community-at-large through healthy activities.

Many voters and citizens of Boulder County, neighbors of the Avalon ballroom, and others, such as me are interested in seeing the Avalon continue as proposed by Mr. Palmer and the VAC because the Avalon Ballroom is a viable community asset; it is a necessary addition to the dance community; it aids in the appreciation and promulgation of culture and diversity where customs are shared and passed on from one generation to the next as David Hume once wrote, "Custom, then, is the great guide of human life."

The Avalon Ballroom and facility was created by members from this community of teachers, students, attorneys, homemakers, construction workers, retirees, teens, families, etc., so that they and others could actively attend its planned events. It is a community effort; it is community in the making; it is a community within the Boulder County Community. Please allow us the opportunity to preserve this jewel and resource in the Boulder County crown by doing the best for the extended residents and the residents of Boulder County and voting "Yes" on the proposal placed in your trust. We believe that you will take the *right direction* for your community.

Thank you,

Gloria Adamson

May 18, 2009

Boulder County Planning Commissioners
Boulder CO 80306

Re: SU-08-008. Special use Review for the Palmer Multiple Primary Special Use,
Boulder Dance LLC

Commissioners:

My name is Arnold Guminski. My wife and I reside in the Gunbarrel area. We moved here from California in 1993, following my retirement after 29 years as a deputy district attorney for Los Angeles County. I continue to enjoy my retirement as an inactive member of the Colorado State Bar. Anne and I moved here in large part because of the richly diverse and abundant participatory dance activities available in Boulder and the Front Range generally. Naturally, we think we are in Paradise since the Avalon Ballroom is less than a 15 minute drive from our home. But our sense of tranquillity is much disturbed by this pending review and its possible unfavorable outcome.

I submit this memorandum as a member of the Village Arts Coalition, an interested citizen of the city and county of Boulder, and a frequent patron of the Avalon Ballroom. At the outset, let me state that the staff report impressed me as having been conscientiously prepared and submitted in good faith. However, the staff recommendation (that the Palmer application be denied) should itself be rejected by this commission because it is based upon fatally defective legal analyses in several salient aspects.

A. THE CRITICAL ISSUE: WHETHER THE AVALON PROPERTY IS A NEW URBAN DEVELOPMENT WITHIN THE MEANING OF THE BCVP

The staff report at page 5 acknowledges that the proposed uses are allowed by right in the light industrial zone district subject to special use review with respect to multiple principal uses operating on the same property. The critical issue is whether the Palmer application pertains to property that is *new urban development* as defined in policy 1.24.b of the BVCP. That provision defines new urban development as “any proposed development within Area II subject to a county discretionary review process before the Board of County Commissioners, provided the county determines that the proposed development is inconsistent with the land use projections, maps, or policies of the BVCP in effect at that time.” The staff properly construed the term *new urban development* to apply to what “requires a discretionary review process [that] is inconsistent with the land use projections, maps, and policies of the BVCP. (Staff p. 6) Thus a determination that what is involved in the present case is a *new urban development* depends upon a two-pronged analysis. The first prong is satisfied in that a special use review is required in view of the multiple principal uses of the Avalon structure. The second prong is what is in issue. The staff report’s conclusion is that the Avalon property is (1) not in harmony with the character of the neighborhood and is not compatible with the surrounding area,

and (2) that it is not in accordance with the Boulder County Comprehensive Plan. I address both these issues in this memorandum.

B. THE AVALON PROPERTY IS IN HARMONY WITH THE CHARACTER OF THE NEIGHBORHOOD AND COMPATIBLE WITH THE SURROUNDING AREA

The report first concludes that the proposed multiple uses will not be in harmony with the character of the neighborhood and compatible with the surrounding area. The major contention is “that the Recreational uses are out of character with the adjacent light industrial uses in that the Recreational uses will be in operation in the evenings and possibly all day long on weekends; typically the activity in this area happens during the day and the area is quiet at night” and so on. I submit that this staff conclusion follows from a very strained and indeed erroneous construction of the criterion in question.

First, let us recall that the Avalon structure has the Naropa campus immediately to its east and so the Naropa campus is within the Avalon neighborhood and surrounding area. It therefore surprises me that the staff fails to acknowledge that Avalon, chiefly dedicated to participatory dance activities for its recreational, social, cultural, aesthetic qualities, and Naropa, an educational and cultural center, are very much alike in relevant respects.

Second, the Avalon structure is a building well set back from the street. It is not a shopping mall or commercial outlet attracting large numbers of people. Putting aside the possibility of outdoor recreation, the activities take place within the building well away from public view and notice. It is not a den of iniquity, a magnet attracting disorderly people. It is not the site of debauchery, illicit assignation, or a place where the young may not safely attend in the absence of chaperons. Dance events are such that attendees come in and go in rather scattered traffic patterns—unlike attendance at a concert, play, or other theatrical or at a sports event. And the staff report with respect to this criterion of harmony and compatibility is utterly inconsistent with its later finding (at page 8): “Although the traffic study indicated that traffic at the site will increase as a result of the proposal, it was not indicated that this increase would result in undue traffic congestion or traffic hazard.”

C. THE AVALON PROPERTY IS IN ACCORD WITH THE BOULDER COUNTY COMPREHENSIVE PLAN AND THE BOULDER VALLEY COMPREHENSIVE PLAN

(1) *The Avalon property is not “effectively” an enclave*

Let us now turn to the staff discussion of the criterion that the proposed multiple uses will be in accordance with the Boulder County Comprehensive Plan (BCCP) and the Boulder Valley Comprehensive Plan (BVCP). The Avalon site is concededly within an area IIA, as to which annexation is possible. But the staff report (at page 6) asserts that the “[Avalon] property and the property adjacent to the west are effectively enclaves surrounded by the City of Boulder and are eligible for annexation.” This characterization of the Avalon property and the property adjacent to the west as effectively enclaves is misleading, not intentionally so to be sure but misleading in any case. This characterization is misleading in two different ways. First, section 1.27.b of the BVCP

states: "County enclave means an unincorporated area of land entirely contained within the outer boundary of the city." So, it is wrong to say that the area in question is effectively an enclave. Having the status of being an enclave is like the condition of pregnancy—a woman is either pregnant or she is not. Second, the map of the relevant area shows that the Avalon property is adjacent to unincorporated area to the west and to the south. This unincorporated area, considered as a whole, is partially adjacent to area IIB property to the south and also to the east south of Arapahoe Road. Erroneously characterizing the Avalon property and property adjacent to the west as effectively being enclaves is seriously prejudicial to the Palmer application in view of the fact that the staff report takes pains to cite (at page 6) BVCP policy 1.27.b to the effect that "the city will actively pursue annexation of county enclaves."

(2) *The Avalon Property falls within the community industrial classification*

The staff report's discussion of criterion 2 is flawed in another way. And here we come to the crux of the matter. The report recites:

According to the BVCP, "the Community Industrial classification is shown for those areas where the predominant uses provide a direct service to the planning area. These uses often have ancillary commercial activity and are essential to the life of the Boulder community. These uses include smaller scale auto-related uses, small printing operations, building contractors, building supply warehouses, small manufacturing operations and similar uses."

Without any analysis whatsoever, the staff "determined that the largest proposed uses in this proposal, the Recreational uses and the Professional Office use, do not qualify as Community Industrial. Thus, these uses are inconsistent with the BVCP Land use map and the land use projection identified for the subject parcel." Let us ourselves now engage in the requisite analysis.

First, I respectfully suggest that we bear in mind that in legislation and administrative regulations terms are often used not in conformity with standard dictionary usages but rather as technical terms of art. In the BVCP, part III, Land Use Map Descriptions, reference is made for five classifications of industrial use within the Boulder valley, including community, light, and performance. We have already quoted the BVCP description of the community industrial classification. The BVCP defines: "The industrial uses considered as 'Light' and 'Performance' Industrial on the comprehensive plan are primarily research and development, light manufacturing, large scale printing and publishing, electronics, or other intensive employment uses." However, it would be wrong to conclude that the BVCP uses the term "industrial" in unambiguous ways. In the first place, notice that the description of light and performance industrial classifications refer to *primarily* research and development, and so forth. So here it is important to remark that the light and performance industrial classifications do not preclude the standard way in which the principal uses permitted in industrial zones include many uses that in no way can be considered *industrial* in any dictionary definition way. For example, sections 4.111 (Light Industrial District) and 4.112 (General Industrial District),

of the Boulder County Land Use Code explicitly mention indoor recreation as among the principle uses permitted in such district. The description of the community industrial classification is even more vague. Let us parse that description.

The classification is to be “shown for those areas where the predominant uses provide a direct service to the planning area.” What does the term *planning area* mean? The term might superficially mean reference to the specific area to which the Palmer proposal pertains, i.e., an area IIA. But this would be a grave mistake because the BVCP makes it absolutely and abundantly clear that the term *planning area* pertains to what is defined as such in the introduction to the plan. To wit: “The planning area encompasses the Boulder Valley, which is generally defined as those areas bounded by the mountain backdrop on the west, 95th Street on the east,” and so forth. That the term *planning area*, as used in connection with the community industrial classification, also refers to the Boulder Valley is confirmed by how section 1.22 explicitly states: “The Boulder Valley Planning Area is divided into three major areas”—followed immediately by descriptions of what constitutes areas I, II, and III. My conclusion that the term *planning area* for our purposes refers to the Boulder Valley is further confirmed by that sentence which refers to the predominant uses often having ancillary commercial activity and essentiality “to the life of the Boulder community.”

Now it seems quite obvious to me that the predominant uses of the Avalon structure, i.e., its recreational uses, provide a direct service to the planning area, i.e., the Boulder Valley. The participatory dance and kindred activities that take place there are not merely recreational and at affordable prices—so important during this period of grave economic recession and important at any time for making available wholesome recreation for young people. No. Such activities have themselves great cultural value for dance is an important artistic activity when well done even when it takes place incident to recreational activity. Moreover, as a center for participatory dance and kindred activities there is much promise that the Avalon (if allowed to flourish) will draw many out-of-town visitors to attend special workshops and festivals. Even now, many out-of-towners attend regular dance events, and frequently dine at local restaurants before or after dance events—as do Boulder residents. Hence the Avalon has likely ancillary commercial value. In this connection, please bear in mind that section 5.12 of the BVCP provides: “The city and county will support and encourage further development of arts and cultural programs that can serve as attractors for new business investment as well as enhance quality of life.”

The BVCP’s description of the community industrial classification refers to so-called predominant uses as often having ancillary commercial activity and essentiality to the life of the Boulder community. But this does not mean that the predominant uses are supposed to have *only* ancillary commercial activity. The enumeration of examples of ancillary commercial activity is intended to be illustrative and hence is not exhaustive. According to standard usage, areas being zoned or classified as industrial encompasses many uses that are not industrial in the standard dictionary sense. It would be absurd to suppose that a property having such multiple, independently operated uses as a church, a dance studio, indoor theater, reception hall, and community meeting facilities, and only

such uses, would not be considered as falling within the community industrial classification. (Cf. sec's. 4-111 and 4-112, Boulder County Land Use Code.)

Since the Palmer application does not pertain to what can justly be considered as a new urban development, I need not consider those additional points made by the staff report from the first full paragraph at pages 7 up to and including the second full paragraph on page 8 that presuppose that the Avalon property constitutes a new urban development.

CONCLUSION

Section 1.27.c provides in part that "the city will annex Area II land with significant development in the Boulder Valley, the city will annex Area II land with significant development or redevelopment potential only if the annexation provides a special opportunity or benefit to the city." The spirit if not the letter of this provision surely applies to the instant application. The question is whether annexation at this time provides a special opportunity of benefit to the city. The Avalon as a recreational and cultural center is still a fledgling enterprise. As the written and oral comments of other citizens will establish, it is to the common good of the Boulder community that the Avalon project flourish. Presently, however, we have a situation involving both paradox and irony. It is very much to the public good of the Boulder community that the Avalon project flourish. But it is not to the public good that the Avalon property be annexed now or in the foreseeable future. The Palmer application should therefore be granted since the Avalon property is not a new urban development within the meaning of the BVCP.

Respectfully submitted,

Arnold T. Guminski
7203 Augusta Drive
Boulder CO, 80301-3799
(303) 530 7358
aahugum@aol.com

Attn. Hanna Hippely (Re. Palmer Multiple Principle Special Use)
Boulder County Planning Commission
P.O. Box 471 Boulder, CO 80306

May 13, 2009
Boulder County
Land Use

In Celtic Legend, AVALON is an ISLAND represented as an EARTHLY PARADISE in the Western Seas. Certainly, philanthropist Chuck Palmer's AVALON BALLROOM is a (County) ISLAND in the stormy Western Seas of Excessive Commercialism, Blatant Capitalism, and over-consumptive use of food, alcohol, street-drugs, pharmaceuticals, hospitals, remote-controls, etc.

Boulder's Avalon Ballroom is a marvelous dance facility in a healthy, country (open-space), setting provided to the City and County of Boulder (and surrounding Counties) thru the generosity, caring, and foresight of philanthropist Chuck Palmer. And, thru the grass-roots, mostly volunteer efforts of members of the Village Arts Coalition and other supporting groups. Avalon is a VERY-AFFORDABLE, safe, healthy, dance environment open to all creeds, races, and ALL AGES (and, at a reasonable time of day).

To my knowledge, there is nothing like the Avalon Ballroom in Colorado or in the World. It is a model which other communities could follow. A blending of Private-Sector generosity/foresight with grass-roots, volunteer support/management without taxpayers dollars or Government/Lobbyist inefficiencies involved, tho Government encouragement is required. Much like the models set by Boulder's Chautauqua and Boulder's early Mountain Parks (Open-Space) systems of a Century ago. Both of which grew into successful community models for a sustainable, friendly, healthy way of living in an increasingly overcrowded environment.

I have been a Boulder City homeowner and taxpayer for 45 years, and have not witnessed the generosity and concern for the average and sub-average citizens of Boulder County than that exhibited by Chuck Palmer. Remember, dancing has been proven to be best form of exercise/meditation to promote mind/body coordination and health, especially in an aging population. Chuck has made it available and affordable in a beautiful and healthy setting to all residents of Boulder County. I and all my associates (from Boulder, Nederland, Ward, Lyons, Longmont, Niwot, Lafayette, Louisville, Superior, Eldorado Springs, etc...) Support the Palmer Multiple Principal Special Use Agenda.

Personally, Avalon has changed my life... from one of despair, sickness, and near-death to one of pure happiness and vitality. It's the best thing that ever happened to me, all at no cost to the taxpayers of Boulder and Boulder County, and at a very affordable cost to me. All due to the financial support, caring, and foresight of Chuck Palmer; and, of volunteers and support/management groups like the Village Arts Coalition, Boulder Dance LLC etc. and their members.

Let's support him (chuck) and them (VAC, etc) by not putting governmental Sea Blockades in their way. Avalon is indeed an Earthly Island Paradise in the stormy Western Seas of our beautiful Peoples Republic (of Boulder!)

Thanks for Listening.

Ross J. Jackson, PhD
2865 Iliff, Boulder, 80305
303-499-4558

11 May, 2009

Attn: Boulder County Planning Commission
Boulder County Commissioners

As a concerned citizen I am writing you in support of Boulder Dance LLC's application for special/multiple use.

Among other things, it is my understanding that staff has suggested that this is being considered as/for "New Urban Development".

In Mr. Palmer's purchasing the site, he was/is not desiring to add to/change it in size, beyond what is already there.

He is not adding on/expanding the building in any fashion, only wishing at most, to remodel a portion of the interior to better accommodate the needs of the Boulder dance community and make the operation fiscally viable.

Remodeling or changing the internal function of a building, does not by any stretch of one's imagination fall under the definition of "New Urban Development".

There are other businesses in the immediate vicinity also housing multiple tenants, so he is not changing the character of the area / "neighborhood" either.

The Boulder area dance community has long sought to find a space that would meet their needs.

In the last twenty years they have invested endless hours and in excess of \$140,000.00 in legal, planning and architectural fees in dealing with the city and other entities, in order to develop a space for community dancing, only to be pushed aside by political and financial interests of developers and Boulder City staff.

After the last 4 year, city run-around, out of total frustration Mr. Palmer stepped forward and on his own, purchased the building in question for the sole purpose of offering it to the Village Arts Coalition in a collaborative endeavor, as a permanent dance venue for the Boulder area.

Only through the generosity of Mr. Palmer do we finally have a viable dance space that can suit the needs of the community for many years to come.

The dances held there are organized and run by a non-profit, volunteer organization. Having paying tenants in a small portion of the rest of the building makes the operation financially feasible and thus provides dancers with an affordable venue.

No one is making any profit on this project. Only through the contribution of hundreds of hours of volunteer labor and Mr. Palmer's contribution, has any of this been possible. It is meeting a need that has gone unmet for many, many years.

Outwardly one would have no idea that the use of the building and surrounds have changed in any fashion. There is no impact on traffic flow, if anything it has improved, as almost all dance activities are in the evenings and weekends. There is far less impact than having one large industrial operation of some sort filling the parking lot and adding to the traffic and pollution on Arapahoe road during peak hours.

I urge you to allow the mixed use requested and not delay the process further by issues of annexation and the costs associated with once again dealing with the an un-supportive city management.

The fact that the facilities are kept busy by a large variety of dance events, is proof that it is truly filling a need.

Please show you can do the "right thing" by supporting a wonderful venue that is drawing people from all over the entire county and beyond, for social dance activities.

This is not just a dance space for the city. Think of it as the county asset that it really is.

Sincerely,

Judd Johnson
2935 3rd Street
Boulder

May 18, 2009

Boulder County Planning Commissioners
Boulder CO 80306

Re: SU-08-008. Special use Review for the Palmer Multiple Primary Special Use,
Boulder Dance LLC

Commissioners:

My name is Arnold Guminski. My wife and I reside in the Gunbarrel area. We moved here from California in 1993, following my retirement after 29 years as a deputy district attorney for Los Angeles County. I continue to enjoy my retirement as an inactive member of the Colorado State Bar. Anne and I moved here in large part because of the richly diverse and abundant participatory dance activities available in Boulder and the Front Range generally. Naturally, we think we are in Paradise since the Avalon Ballroom is less than a 15 minute drive from our home. But our sense of tranquillity is much disturbed by this pending review and its possible unfavorable outcome.

I submit this memorandum as a member of the Village Arts Coalition, an interested citizen of the city and county of Boulder, and a frequent patron of the Avalon Ballroom. At the outset, let me state that the staff report impressed me as having been conscientiously prepared and submitted in good faith. However, the staff recommendation (that the Palmer application be denied) should itself be rejected by this commission because it is based upon fatally defective legal analyses in several salient aspects.

A. THE CRITICAL ISSUE: WHETHER THE AVALON PROPERTY IS A NEW URBAN DEVELOPMENT WITHIN THE MEANING OF THE BCVP

The staff report at page 5 acknowledges that the proposed uses are allowed by right in the light industrial zone district subject to special use review with respect to multiple principal uses operating on the same property. The critical issue is whether the Palmer application pertains to property that is *new urban development* as defined in policy 1.24.b of the BVCP. That provision defines new urban development as “any proposed development within Area II subject to a county discretionary review process before the Board of County Commissioners, provided the county determines that the proposed development is inconsistent with the land use projections, maps, or policies of the BVCP in effect at that time.” The staff properly construed the term *new urban development* to apply to what “requires a discretionary review process [that] is inconsistent with the land use projections, maps, and policies of the BVCP. (Staff p. 6) Thus a determination that what is involved in the present case is a *new urban development* depends upon a two-pronged analysis. The first prong is satisfied in that a special use review is required in view of the multiple principal uses of the Avalon structure. The second prong is what is in issue. The staff report’s conclusion is that the Avalon property is (1) not in harmony with the character of the neighborhood and is not compatible with the surrounding area,

and (2) that it is not in accordance with the Boulder County Comprehensive Plan. I address both these issues in this memorandum.

B. THE AVALON PROPERTY IS IN HARMONY WITH THE CHARACTER OF THE NEIGHBORHOOD AND COMPATIBLE WITH THE SURROUNDING AREA

The report first concludes that the proposed multiple uses will not be in harmony with the character of the neighborhood and compatible with the surrounding area. The major contention is “that the Recreational uses are out of character with the adjacent light industrial uses in that the Recreational uses will be in operation in the evenings and possibly all day long on weekends; typically the activity in this area happens during the day and the area is quiet at night” and so on. I submit that this staff conclusion follows from a very strained and indeed erroneous construction of the criterion in question.

First, let us recall that the Avalon structure has the Naropa campus immediately to its east and so the Naropa campus is within the Avalon neighborhood and surrounding area. It therefore surprises me that the staff fails to acknowledge that Avalon, chiefly dedicated to participatory dance activities for its recreational, social, cultural, aesthetic qualities, and Naropa, an educational and cultural center, are very much alike in relevant respects.

Second, the Avalon structure is a building well set back from the street. It is not a shopping mall or commercial outlet attracting large numbers of people. Putting aside the possibility of outdoor recreation, the activities take place within the building well away from public view and notice. It is not a den of iniquity, a magnet attracting disorderly people. It is not the site of debauchery, illicit assignation, or a place where the young may not safely attend in the absence of chaperons. Dance events are such that attendees come in and go in rather scattered traffic patterns—unlike attendance at a concert, play, or other theatrical or at a sports event. And the staff report with respect to this criterion of harmony and compatibility is utterly inconsistent with its later finding (at page 8): “Although the traffic study indicated that traffic at the site will increase as a result of the proposal, it was not indicated that this increase would result in undue traffic congestion or traffic hazard.”

C. THE AVALON PROPERTY IS IN ACCORD WITH THE BOULDER COUNTY COMPREHENSIVE PLAN AND THE BOULDER VALLEY COMPREHENSIVE PLAN

(1) *The Avalon property is not “effectively” an enclave*

Let us now turn to the staff discussion of the criterion that the proposed multiple uses will be in accordance with the Boulder County Comprehensive Plan (BCCP) and the Boulder Valley Comprehensive Plan (BVCP). The Avalon site is concededly within an area IIA, as to which annexation is possible. But the staff report (at page 6) asserts that the “[Avalon] property and the property adjacent to the west are effectively enclaves surrounded by the City of Boulder and are eligible for annexation.” This characterization of the Avalon property and the property adjacent to the west as effectively enclaves is misleading, not intentionally so to be sure but misleading in any case. This characterization is misleading in two different ways. First, section 1.27.b of the BVCP

states: "County enclave means an unincorporated area of land entirely contained within the outer boundary of the city." So, it is wrong to say that the area in question is effectively an enclave. Having the status of being an enclave is like the condition of pregnancy—a woman is either pregnant or she is not. Second, the map of the relevant area shows that the Avalon property is adjacent to unincorporated area to the west and to the south. This unincorporated area, considered as a whole, is partially adjacent to area IIB property to the south and also to the east south of Arapahoe Road. Erroneously characterizing the Avalon property and property adjacent to the west as effectively being enclaves is seriously prejudicial to the Palmer application in view of the fact that the staff report takes pains to cite (at page 6) BVCP policy 1.27.b to the effect that "the city will actively pursue annexation of county enclaves."

(2) *The Avalon Property falls within the community industrial classification*

The staff report's discussion of criterion 2 is flawed in another way. And here we come to the crux of the matter. The report recites:

According to the BVCP, "the Community Industrial classification is shown for those areas where the predominant uses provide a direct service to the planning area. These uses often have ancillary commercial activity and are essential to the life of the Boulder community. These uses include smaller scale auto-related uses, small printing operations, building contractors, building supply warehouses, small manufacturing operations and similar uses."

Without any analysis whatsoever, the staff "determined that the largest proposed uses in this proposal, the Recreational uses and the Professional Office use, do not qualify as Community Industrial. Thus, these uses are inconsistent with the BVCP Land use map and the land use projection identified for the subject parcel." Let us ourselves now engage in the requisite analysis.

First, I respectfully suggest that we bear in mind that in legislation and administrative regulations terms are often used not in conformity with standard dictionary usages but rather as technical terms of art. In the BVCP, part III, Land Use Map Descriptions, reference is made for five classifications of industrial use within the Boulder valley, including community, light, and performance. We have already quoted the BVCP description of the community industrial classification. The BVCP defines: "The industrial uses considered as 'Light' and 'Performance' Industrial on the comprehensive plan are primarily research and development, light manufacturing, large scale printing and publishing, electronics, or other intensive employment uses." However, it would be wrong to conclude that the BVCP uses the term "industrial" in unambiguous ways. In the first place, notice that the description of light and performance industrial classifications refer to *primarily* research and development, and so forth. So here it is important to remark that the light and performance industrial classifications do not preclude the standard way in which the principal uses permitted in industrial zones include many uses that in no way can be considered *industrial* in any dictionary definition way. For example, sections 4.111 (Light Industrial District) and 4.112 (General Industrial District),

of the Boulder County Land Use Code explicitly mention indoor recreation as among the principle uses permitted in such district. The description of the community industrial classification is even more vague. Let us parse that description.

The classification is to be “shown for those areas where the predominant uses provide a direct service to the planning area.” What does the term *planning area* mean? The term might superficially mean reference to the specific area to which the Palmer proposal pertains, i.e., an area IIA. But this would be a grave mistake because the BVCP makes it absolutely and abundantly clear that the term *planning area* pertains to what is defined as such in the introduction to the plan. To wit: “The planning area encompasses the Boulder Valley, which is generally defined as those areas bounded by the mountain backdrop on the west, 95th Street on the east,” and so forth. That the term *planning area*, as used in connection with the community industrial classification, also refers to the Boulder Valley is confirmed by how section 1.22 explicitly states: “The Boulder Valley Planning Area is divided into three major areas”—followed immediately by descriptions of what constitutes areas I, II, and III. My conclusion that the term *planning area* for our purposes refers to the Boulder Valley is further confirmed by that sentence which refers to the predominant uses often having ancillary commercial activity and essentiality “to the life of the Boulder community.”

Now it seems quite obvious to me that the predominant uses of the Avalon structure, i.e., its recreational uses, provide a direct service to the planning area, i.e., the Boulder Valley. The participatory dance and kindred activities that take place there are not merely recreational and at affordable prices—so important during this period of grave economic recession and important at any time for making available wholesome recreation for young people. No. Such activities have themselves great cultural value for dance is an important artistic activity when well done even when it takes place incident to recreational activity. Moreover, as a center for participatory dance and kindred activities there is much promise that the Avalon (if allowed to flourish) will draw many out-of-town visitors to attend special workshops and festivals. Even now, many out-of-towners attend regular dance events, and frequently dine at local restaurants before or after dance events—as do Boulder residents. Hence the Avalon has likely ancillary commercial value. In this connection, please bear in mind that section 5.12 of the BVCP provides: “The city and county will support and encourage further development of arts and cultural programs that can serve as attractors for new business investment as well as enhance quality of life.”

The BVCP’s description of the community industrial classification refers to so-called predominant uses as often having ancillary commercial activity and essentiality to the life of the Boulder community. But this does not mean that the predominant uses are supposed to have *only* ancillary commercial activity. The enumeration of examples of ancillary commercial activity is intended to be illustrative and hence is not exhaustive. According to standard usage, areas being zoned or classified as industrial encompasses many uses that are not industrial in the standard dictionary sense. It would be absurd to suppose that a property having such multiple, independently operated uses as a church, a dance studio, indoor theater, reception hall, and community meeting facilities, and only

such uses, would not be considered as falling within the community industrial classification. (Cf. sec's. 4-111 and 4-112, Boulder County Land Use Code.)

Since the Palmer application does not pertain to what can justly be considered as a new urban development, I need not consider those additional points made by the staff report from the first full paragraph at pages 7 up to and including the second full paragraph on page 8 that presuppose that the Avalon property constitutes a new urban development.

CONCLUSION

Section 1.27.c provides in part that "the city will annex Area II land with significant development in the Boulder Valley, the city will annex Area II land with significant development or redevelopment potential only if the annexation provides a special opportunity or benefit to the city." The spirit if not the letter of this provision surely applies to the instant application. The question is whether annexation at this time provides a special opportunity of benefit to the city. The Avalon as a recreational and cultural center is still a fledgling enterprise. As the written and oral comments of other citizens will establish, it is to the common good of the Boulder community that the Avalon project flourish. Presently, however, we have a situation involving both paradox and irony. It is very much to the public good of the Boulder community that the Avalon project flourish. But it is not to the public good that the Avalon property be annexed now or in the foreseeable future. The Palmer application should therefore be granted since the Avalon property is not a new urban development within the meaning of the BVCP.

Respectfully submitted,

Arnold T. Guminski
7203 Augusta Drive
Boulder CO, 80301-3799
(303) 530 7358
aahugum@aol.com

Rhonda.Smith.txt

From: rhondaunlimited@juno.com
Sent: Tuesday, May 19, 2009 4:38 PM
To: Hippely, Hannah
Subject: Avalon

Dear Ms. Hippely,

It has come to my attention that the Avalon may be asked to close as a dance space. I wish very much that I could be at the hearing tomorrow (Wednesday), but I am out of town. My name is Rhonda Smith. I live at 2782 S Vrain Street in Denver, and drive or carpool (or bus) to the Avalon at least once a week, and sometimes twice a week. I attend the contra dances every other Friday, and the monthly Tea Dance, and the Tres Mujeres tango gathering twice a month. I sometimes make it to Thursday night salsa and the swing and waltz nights.

There is no other dance space like Avalon that I have ever attended anywhere. The sense of community is astounding, and the space is made affordable. I am a 55-year-old non-tradition student, and if costs at Avalon went up, I would not be able to attend. The diversity of people who attend dance events at Avalon is profound. It is one of the only places one can go to dance where dancing (and not alcohol) is the point. Children, teens, young adults, and even elderly people (you should meet Nona!) call the Avalon their dance home. I love this place with all my heart, and I know I am only one in hundreds, if not thousands of people who feel the same way. I beg you, please allow it to continue. It would utterly break my heart if it were to close down.

Sincerely,
Rhonda L. Smith

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<http://thirdpartyoffers.juno.com/TGL2131/fc/BLSrjnsG8AEKdwUQcwg7T6mVmft1DACBk1M1eLCu3wVxt5mT1G1L6JIC7La/>

Rebecca.Espinosa.txt

From: Reb [rebboulder@yahoo.com]
Sent: Wednesday, May 13, 2009 11:12 AM
To: Hippely, Hannah
Subject: avalon ballroom
Greetings

I am writing on behalf of the Avalon Ballroom and it's zoning.

I have lived here in Boulder since 1970, owned a house since 1986, watched the city grow, change, and prosper. Boulder is a lovely place to live...and is considered so by much of the U.S. However, along the way Boulder has become very expensive to live in.

I am a single Mom, 50 years old with a special needs kid. Because of my child, I am severely limited in my employment. There are actually some free events in town but not many. Many events run late.

The Avalon Ballroom provides a huge range of music and dance at very affordable prices and good hours. I don't have to think twice about going out to dance. I do think twice about going to a movie. They are expensive and how knows what you are going to get really until you see it....but with the Avalon I know I am going to be with great people, super music, doing a physical fun activity that is good for the spirit and body..... The Ballroom is well run, clean, considerate of the surrounding area, and has superb parking.

Many elderly people attend these dances. I know a few and I know that they do not have large incomes.

I can get away for just a few hours, clear my head, have fun, and not worry about spending too much money. Boulder should support the ballroom and help keep costs down.

There are plenty of venues that support the higher income people in Boulder ...all the restaurants and bars...but the Avalon is a community non-profit venture. I think in order to build and support a diverse community Boulder should have such venues as the Avalon.

Please help keep Avalon's costs down and not rezone it.

Thanks..from this Mom of a special needs kid.
Rebecca Espinosa

Don't be sad it's over. Be happy it happened.
Dr. Seuss

Walter.Keith.txt

From: dussk1@mindspring.com
Sent: Tuesday, May 19, 2009 9:04 PM
To: Hippely, Hannah
Subject: Palmer Multiple Principal Special Use

To whom it may concern:

I support the Palmer Multiple Principal Special Use:

I am a musician, and have played many dances at the Avalon Balroom on Araapahoe Avenue in Boulder. My wife and I had our wedding reception there, and have also attended many social events. The building and grounds are a wonderful venue for these social events. As most of the events are in the evening, and normally long after business hours, it seems that haveing other businessess operating in the building during the day should be no problem at all. As the businesses are located in another part of the building alltogether, there is no interference at all between the separate operations.

Sincerely, Walter Keith, Erie,

Colorado

Nancy.Kovacic.txt

From: Nancy Kovacic [dancynancy50@yahoo.com]
Sent: Tuesday, May 19, 2009 9:22 PM
To: Hippely, Hannah
Subject: Palmer Multiple Principal Special Use

Dear Boulder County Planning Commission:

I support the Palmer Multiple Principal Special Use and I would like to describe my use of the Avalon Ballroom. I had my wedding reception there last August and it was a very special event. The Avalon is a wonderful place to hold such an event because of all the amenities - e.g. the Ballroom, kitchen, etc. I would not have been able to have all of my friends and family come to my party if it had not been at the Avalon which is affordable and large enough to accommodate 150+ people for a special, fun event for me and my husband. We had live music provided by our many musicians friends and lots of dancing as well as a potluck lunch. Many people commented to us afterward that it was the most fun and special wedding reception they had ever attended. The Avalon was the primary reason for these comments.

I currently dance at the Avalon about four times per month and have been involved with community recreational dancing for twenty years. I especially enjoy the Tea Dances on Sunday afternoon which draws up to 100 people for this special event. I also attend the waltz nights on Wednesday evenings which usually has more attenders than the Tea dances. The people who come to these dances enjoy an affordable place to learn to dance and to practice dancing. The dance teaching is exceptional and the music is always fun.

The Village Arts Coalition also held a very special event in February at the Avalon when we celebrated Ingvar Sodal's contributions to the dance community and his birthday. We had a fabulous potluck dinner, a parade of cakes, tributes to Ingvar and lots of dancing of course. It was a wonderful opportunity to see old friends, dance and celebrate a vibrant force in the Boulder community.

I used to be a member of the Board of Directors of the Village Arts Coalition (VAC) for approximately ten years. As you are aware the VAC is the non-profit community organization which manages the Avalon as a partner in Boulder Dance LLC. The other businesses are necessary in helping to pay for the community dance and music activities at the Avalon. There will be no significant changes to the existing building or to its impact on the community by allowing the businesses and the dance activity to continue to operate there.

I strongly urge you to approve the Palmer Multiple Principal Special Use.

Sincerely,

Nancy Keith
1433 Bross St.
Longmont, CO 80501
303-678-2915

Tom.Masterson.txt

From: Thomas Masterson [Tom.Masterson@colorado.edu]
Sent: Tuesday, May 19, 2009 11:57 PM
To: Hippely, Hannah
Subject: Special use permit for Avalon Ballroom

RE: Special Use for the Avalon Ballroom
Tue, 19 May 2009

Hannah Hippely, Planner II
Boulder County Land Use Department, Boulder County Planning Commission
PO Box 471 | Boulder CO 80306 | 303-441-3930
hhippely@bouldercounty.org

Dear Hanna Hippely .

I strongly support the Palmer Multiple Principal Special Use for the Avalon Ballroom.

I have taught, choreographed, performed and presented dance in Boulder County since 1979. I am thus in an excellent position to assure you that dancing is not a lucrative business. Multiple use of a facility is almost required to make the facility financially viable.

The Avalon is an excellent facility, without equal anywhere else in Boulder County. I have used it many times for dances and performances.

I urge the County Commissioners to do what is needed to allow the Avalon to continue to provide a superb venue for dancing in Boulder County.

Yours truly,
Tom Masterson
Owner, Danceophile Studio
Director, Postoley Dance Ensemble
Director, Folk Dancing on the Boulder Municipal Plaza
250 31st Street
Boulder CO 80305
303 499-6363
tom.masterson@colorado.edu

Joanna.Aldrich.txt

From: Joanna Aldrich [aldrichjoanna@yahoo.com]
Sent: Wednesday, May 20, 2009 8:50 AM
To: Hippely, Hannah
Subject: Supporting the Palmer Multiple Principal Special Use

I support the Palmer Multiple Principal Special Use. I have been dancing at the Avalon Ballroom for six months every Thursday night and this is an amazing event. It's very popular and the most fun, affordable, and interesting dance event in Boulder. What is also important to note is the diversity of its participants. I have never met and interacted with so many people from different countries, ethnicities, range of ages, and socio-economic backgrounds in Boulder in one place. On a typical Thursday night, there are over one hundred people.

As I mentioned, this event is affordable and extremely reasonable in terms of cost to this community. Avalon provides a most valuable community service. There is nothing like this venue and without it there would be a huge void. Before the existence of the Avalon Ballroom, there was virtually no place for the Boulder community to dance for such an affordable price.

The Village Arts Coalition is a non-profit community organization and a partner in Boulder Dance LLC and the Village Arts Coalition leases and manages the Avalon Ballroom.

The Boulder Community needs the Avalon Ballroom--especially during these tough economic times. The recreation, entertainment, and socialization it provides is invaluable. This is not "new urban development" as the county staff claims.

I hope my comments have given the Planning Commission an understanding of how important the Avalon Ballroom is to the community of Boulder.

Respectfully Yours,

Joanna Aldrich

Donna.Mlinek.txt

From: Donna Mlinek [DMLINEK@ddf1.org]
Sent: Tuesday, May 19, 2009 3:40 PM
To: Hippely, Hannah
Subject: Palmer Multiple Principal Special Use Permit

I am writing in support of the Palmer Multiple Principal Special Use permit. I dance at the Avalon 4 or 5 times a month at events sponsored by the Village Arts Coalition and Colorado Friends of Old Time Music and Dance. I drive up from Aurora just to dance at this wonderful facility. It is great to have a place to dance that is affordable and family friendly - the events I attend do not allow drinking or smoking, and people of all ages, sizes and shapes attend them. The events I attend often have over 100 people in attendance and there is no other place I know of in Boulder that can handle this size crowd for this type of event. The Village Arts Coalition is a wonderful non-profit organization that manages the Avalon ballroom and many of the events there. It is my understanding that the other businesses in the Avalon building help to support the activities there. This facility is a wonderful community asset. The dance community there makes all comers feel welcome and at home. Please approve the permit so that this facility can continue to contribute to the great quality of life in Boulder and Colorado.

Donna Mlinek
3700 S. Elkhart St.
Aurora, CO 80014
303-519-0347

Kevin.Stensler.txt

From: Kevin Stensler [stensler1@yahoo.com]

Sent: Wednesday, May 20, 2009 9:37 AM

To: Hippely, Hannah

Subject: I support the Palmer Multiple Principal Special Use
I support the Palmer Multiple Principal Special Use.

The Avalon is part of what makes Boulder a unique city. Finding an affordable way to dance has not been easy in other areas I lived, but in Boulder, you get the chance to learn and practice almost any kind of dance any night of the week at a reasonable rate. What's more, you become part of the community. I've lived in Boulder for around seven years now, but only since I started dancing last year have I felt truly a part of Boulder. Everywhere I go, I meet people I've met from dancing and have been shown much more of Boulder than I ever knew existed. It's not limited to Boulder either. Group events from various towns need somewhere to gather and the Avalon is great for that. It was built into a dance space and supported by people in the community who are doing it out of love for dance and not for profit. For me, this feeling of love and support is part of what makes dancing here so wonderful.

The Village Arts Coalition (VAC) is a non-profit organization that's trying to give something special to the community that bonds us together. The Avalon only needs minor changes to add even further to what it has provided to this area and should not be considered a 'new urban development' or in any way a negative impact.

Thank you for listening,
Kevin Stensler

Patricia.Carruth.txt

From: Patricia Carruth [pcarruth3@hotmail.com]

Sent: wednesday, May 20, 2009 9:45 AM

To: Hippely, Hannah

Subject: Re: The Palmer Multiple Principal Special Use

I am sending this email to show my support of the Palmer Multiple Principal Special Use application. I have been dancing for twenty years and believe that Avalon provides a unique and valuable setting for the entire Front Range community of dancers, music-lovers and people who enjoy having fun in a welcoming, affordable and friendly environment. As a single woman on a fixed income, I find the events at Avalon to be a major part of my social life. I dance on average 2-3 times a week at Avalon - salsa, swing, ballroom, folk dancing. I have attended special events there, such as dance workshops, weddings and birthday celebrations of members of our dance community. I love that Avalon has a cushioned dance floor, good acoustics, plenty of parking and most of all a GREAT COMMUNITY FEELING. It is a home a away from home!

In summary, I believe that it is critical to my wellbeing that affordable dances continue at Avalon and i would like the Commissioners to approve the Palmer application to let Avalon continue operations in the County.

Thank you,

Patricia Carruth

Insert movie times and more without leaving Hotmail®. See how.

Jan.Jones.txt

From: Jan Jones [janjones07@gmail.com]
Sent: Tuesday, May 19, 2009 1:52 PM
To: Hippely, Hannah
Subject: The Avalon

I support the Palmer Multiple Principal Special Use.

We sponsor the "Dancin' Divas' Dance" every 2nd Friday of the month and have since February 2006 at The Avalon. We have 75 to 95 women at our dances every month. We have reserved the 2nd Friday of every month through this year of 2009. Our supporters look forward to the dances. The Avalon provides a modern and wonderful cushioned wood floor that is always in top shape. We have a full kitchen where we can provide food and beverages for our supporters. Having a great audio system, large restrooms, a coat room, and a grand entrance into the facility is also a big plus.

Before coming to The Avalon, we would sponsor dances in other locations in Boulder, but had difficulties paying the high cost of renting for an evening, plus never being able to establish an on-going date, like the 2nd Friday of every month.

The Avalon provides a valuable community service. The Village Arts Coalition (VAC) is a non-profit community organization and a partner in Boulder Dance LLC and that VAC leases and manages The Avalon Ballroom. While the other businesses in the building are essential to help pay for the activities at The Avalon.

This is not a "new urban development" since we have had our Dancin' Divas' Dances there since February 2006.

I truly hope everyone will be in agreement to leave The Avalon as is, so all of us in the community can continue to enjoy our dances and get-togethers there without any changes coming about to change what we already have and enjoy.

Jan Jones
Dancin' Divas' Member

Jennifer.Ryan.txt

From: Jennifer K. Ryan [Jennifer.J.Ryan@colorado.edu]
Sent: Tuesday, May 19, 2009 2:12 PM
To: Hippely, Hannah
Subject: Spam: Spam: Palmer Multiple Principle Special Use

Hello,

I support the Palmer Multiple Principle Special Use. I participate in the Avalon dance programs 1-2 times a week (salsa, swing). I attend an additional 6-12 special dance events per year (tea dances, swing). The Avalon is an amazing and high quality dance space we are extremely lucky to have in Boulder. It serves a tremendous community service by providing a venue where all age groups can gather in a safe, welcoming and lovely environment to interact and dance. On any given salsa night, dance partners range in age from 15 to 80. Everyone is welcome and celebrated. The nonprofit status allows everyone (especially senior and students) to access the space for a reasonable cost. I cannot imagine a finer use of space for a wider group of people.

It would be a shame to undermine such a noble and useful endeavor.

Thanks for your consideration in this matter.

Jennifer Ryan

Gia.txt

From: gia [gia2004gia@gmail.com]
Sent: Tuesday, May 19, 2009 10:58 AM
To: Hippely, Hannah
Subject: Boulder County Planning Commission

Attn. Hanna Hippely
Boulder County Planning Commission
P.O. Box 471 Boulder, CO 80306

Hi Hanna,

I support the Palmer Multiple Principal Special Use. My friends and I dance at the Avalon very often. I live in Longmont. Avalon is the only place to dance in the Boulder-Longmont area. I don't want to drive back and forth to Denver for hours just so that I can dance for 2 hours. Also, I love to dance but I hate going to bars, so the Avalon is perfect for me.

Avalon provides a valuable community service and is not otherwise available at a reasonable cost in the community. Avalon provides great community feelings and I have met new friends at Avalon.

The Village Arts Coalition (VAC) is a non-profit community organization and it is a partner in Boulder Dance LLC. VAC leases and manages the Avalon ballroom.

If you have any questions, please let me know.

Thanks,

Gia

Jean.Bendon.txt

From: Jean Bendon [jeanb58@earthlink.net]
Sent: Tuesday, May 19, 2009 10:26 AM
To: Hippely, Hannah
Subject: Avalon

Attn: Hanna Hippely

Boulder County Planning Commission

I support the Palmer Multiple Principal Special Use.

My name is Jean Bendon.

I live in Loveland.

I am 68 years old.

Dancing keeps me involved socially and is my major source of exercise.

I and two friends (also in their 60's) travel every 2nd and 4th wednesday to the Avalon to ballroom dance.

There is no alcohol served, the bathrooms are very clean and the free lessons are extremely helpful.

The newly built floating dance floor is easy on our knees, hips and backs.

There is no facility as nice and as affordable in the towns of Loveland, Fort Collins, Greeley or Estes Park.

It's worth the drive.

Marilee.Boe.txt

From: mjboe@earthlink.net
Sent: Wednesday, May 20, 2009 9:15 AM
To: Hippely, Hannah
Subject: palmer multiple principal

to whom it may concern,

i support the palmer multiple principal special use permit for boulder dance llc.
this is a great venue for affordable dance in the community.
i do not want boulder to annex this property.
there is no problem with this building having several uses.
programs for the arts are too often minimized and marginalized. we have a wonderful
dance community composed of many people from many different backgrounds and
cultures. dance is a common passion for all of us all. often we bring food to
share with each other. we also celebrate various holidays by dancing. please do
not make this more difficult for our dance loving community.

respectfully,
marilee boe
centennial, co

Janet.Bychek.txt

From: janet bychek [janetbychek@yahoo.com]
Sent: Wednesday, May 13, 2009 1:32 PM
To: Hippely, Hannah

I support the Palmer Multiple Principal Special Use. The Avalon has been such an asset for the dance community in Boulder. I go there at least once a week, as do all my friends. Many people come from the surrounding areas as well because it is such a great and affordable venue. It is by far, the best venue in the entire metro area for dance in a safe, comfortable environment.

The Avalon provides a valuable community service, not otherwise available at a reasonable cost in the community. The Village Arts Coalition (VAC) is a non-profit community organization and a partner in Boulder Dance LLC and that VAC leases and manages the Avalon ballroom. The other businesses in the building are essential to help pay for the activities at the Avalon. The application is to allow both businesses and dance activity, with no significant changes to the existing building or to its impact on the community. This is not "new urban development" as the County staff claims.

Thank-you,
Janet Bychek

Rod.Frehlich.txt

From: Rod Frehlich [rgf@cires.colorado.edu]

Sent: Wednesday, May 13, 2009 1:58 PM

To: Hippely, Hannah

Subject: Avalon zoning request

Attn. Hanna Hippely

Boulder County Planning Commission

P.O. Box 471 Boulder, CO 80306

I have been a regular attendee of the dance events at the Avalon and fully support the request for the Avalon to remain in the county. There are very few good dance spaces available in Boulder and the Avalon has the best dance floor in Colorado.

Regards

--

Rod Frehlich
University of Colorado
CIRES Campus Box 216
Boulder, CO 80309
Email: Rodney.Frehlich@Colorado.edu
Phone: 303-492-6776
FAX: 303-492-1149
Phone (NCAR): 303-497-2848

Charlotte.Corbridge.txt

From: Charlotte M Corbridge [Charlotte.Corbridge@colorado.edu]
Sent: Wednesday, May 13, 2009 4:34 PM
To: Hippely, Hannah
Subject: Palmer Multiple Principal Special Use permit

I enthusiastically support the Palmer Multiple Principal Special Use permit for the Avalon. I attend events there several times a month, including Wednesday waltz evenings, Swing nights, the Sunday Tea Dances, and occasionally the Contra Dances, and I feel that we are extremely fortunate to have such an excellent facility available locally. I have visited other dance venues in the Denver metro area, and none compare to the Avalon in amenities or in the size and quality of the floor surface. The ample stage area, which allows for live music, the large kitchen, and the modern restrooms all make the Avalon a wonderful dance destination. People routinely attend from as far away as Fort Collins and South Denver. The parking lot is always full, the dance floor is crowded, and the price is right! With the ever-increasing popularity of participatory dance, the Avalon fills an important need and is a valuable resource for the Boulder area.

Charlotte Corbridge
7351 Windsor Drive
Boulder, CO 80301
303-530-0955

Zoltan.Sternovsky.txt

From: Zoltan Sternovsky [Zoltan.Sternovsky@lasp.colorado.edu]
Sent: Wednesday, May 13, 2009 4:50 PM
To: Hippely, Hannah
Subject: Support for Avalon

Dear Sir/Madam,

I support the Palmer Multiple Principal Special Use. The Avalon building became closely associated with dancing in the past year or two. It is a great social place where citizens over a wide age range can meet.

Cheers,

Zoltan

Zoltan Sternovsky

Research Scientist

Laboratory for Atmospheric and Space Physics

University of Colorado at Boulder

Ph: 303 735 6272

Fax: 303 492 6444

cell: 303 819 2783

Lee.Shainis.txt

From: Lee Shainis [lee@intercambioweb.org]
Sent: Wednesday, May 13, 2009 7:13 PM
To: Hippely, Hannah
Subject: Spam: Avalon ballroom

Dear Boulder County Planning Commission, I support the Palmer Multiple Principal Special Use.

I am the director of a nonprofit organization, Intercambio de Comunidades, that holds numerous intercultural events to build community in Boulder County, and the Avalon is a tremendous resource to our community given the lack of ample, affordable dance spaces in the County. Dancing is a major part of many cultures, and the Avalon provides the opportunity for us to unite through dance and fun.

I attend the Avalon frequently and often see a sea of diversity, and some of my immigrant friends go there every week. Dancing is not just fun, but for many it is their only form of physical exercise, which impacts the overall health of our community and saves resources for health care because people stay healthy through dancing.

I strongly support the Avalon and am happy to answer any other questions you may have. Thank you,

Lee Shainis
Executive Director, Intercambio de Comunidades
www.intercambioweb.org
303-996-0275x4

Sharing languages, cultures and friendship

Bram.Morris.txt

From: Bram Morris [bram@surflineinsurance.net]
Sent: Wednesday, May 13, 2009 9:39 PM
To: Hippely, Hannah
Subject: I support the Palmer Multiple Principal Special Use

Hannah Hippely;

My name is Bram Morris, I am the past owner of the Metronome Ballroom of San Francisco.

There are two kinds of Ballrooms (dance studios), ones that are there for the "Business of Dance", and then like the Metronome and the Avalon of Boulder, exist to provide a place to learn, grow, and love dance. The difference is the emphasis on money or education. This school should be viewed as an Art Center, a place where people of all abilities, social status, age, and race go to meet, learn, and enjoy a dream. Before passing judgment, I would urge each of you to go and witness for yourselves the joy this brings to the individual and community and to understand what a treasure you have in Boulder.

In this day and age where rents are 1 to 3 dollars per foot, insurance, taxes, and maintenance it is nearly impossible to sustain a ballroom of this size and stature without donations or other stream of income. My own ballroom had 108 classes 7 parties per week it supported 103 employees, 1200 people per week came through the door, we created programs in the public school and were instrumental in helping many non-profits. All of this and it never made a dime and I went Bankrupt for lack of support.

The Avalon has been made available and is home to many teachers, student and non-profit organizations. A quality environment and low cost make this a wondrous place. If you watch "Dancing with the stars" you can witness what devotion, time, and energy it takes to become a dancer. Without education centers like this, instruction of dance would be relegated to the "Business of Dance" places. A place only for the wealthy and the uninformed.

Boulder is very lucky, I think that the Avalon may be the largest dance studio in Colorado and its mission is the joy of dance. It should be supported at all costs. The owners are giving of their hearts and wallets to keep this dream alive. Please support them as I do...

Bram Morris

303-908-3533

Diane.Leonard.txt

From: Diane Leonard [leonardd@stripe.colorado.edu]
Sent: Thursday, May 14, 2009 11:30 AM
To: Hippely, Hannah
Subject: Fwd: Palmer Multiple Principal Special Use

>Date: Wed, 13 May 2009 00:07:07 -0600
>To: hippely@boulder.co.org
>From: Diane Leonard <diana.leonard@Colorado.EDU>
>Subject: Palmer Multiple Principal Special Use
>Cc:
>Bcc:
>X-Attachments:
>
>I support the Palmer Multiple Principal Special Use.
>
>The Avalon is an incredibly valuable community-wide asset, providing
>exceptional quality dance space for many, many dance activities at
>reasonable costs.
>
>The wood floor is suspended, rather than a hard sub-surface, which
>makes it much more forgiving for such aerobic activity. (making
>dance a more viable physical activity for many)
>
>I participate in dance activities at the Avalon, attending on
>average at least one dance event weekly including 1940's swing with
>live music, Ragtime Era Sunday afternoon tea dances with live
>orchestra, Argentine tango, Early American "contra" dance with live
>Celtic music, "waltz,Etc" (Etc including swing, Hambo, Cajun,
>foxtrot, two-step, one-step, tango, schottish, polka and more), and
>international folk dance events as well as periodic weekend
>workshops in American vernacular dance. All of these public events
>include dance instruction from 30-60 minutes--- with costs for the
>entire 3-4 hour event ranging from only \$5 -\$15!
>That's an evening/afternoon of fun, healthy/aerobic social dancing
>with ~70-100+ friendly folks, from 20's somethings to seniors in
>their 70's and 80's!!
>
>As one of the many volunteers in this varied dance community, I am
>so grateful that participatory dance FINALLY has a place to call
>home in Boulder county. Since I moved to Boulder County over 30
>years ago, it has always been a struggle to find a suitable space
>for participatory dance, especially a large enough space to
>accommodate the growing interest in social dance. Chuck Palmer and
>the non-profit Village Arts Coalition have made this a reality with
>the Avalon. This would not be possible without the other businesses
>in the building to help pay for Avalon activities.
>
>It would greatly jeopardize this wonderful community asset
>(impacting hundreds of people of multiple generations) to not allow
>the Avalon to remain in the county.
>

Elease.Miller.txt

From: Elease Miller [elease@comcast.net]

Sent: Thursday, May 14, 2009 12:04 PM

To: Hippely, Hannah

Subject: Palmer Multiple Principle Special Use

I would like to register my support for the Palmer Multiple Principle Special Agenda.

I have thoroughly enjoyed the AVALON Ballroom dancing programs and attend an average of two events per week. The Ballroom provides a very affordable, healthy enjoyable way to stay fit thru dancing and dance lessons accompanied by a great selection of live music.

My thanks to Chuck Palmer and the many volunteers for making this possible and my hope is to see this venture continue and thrive.

Elease Miller
303 530 4376

Fanty Owens.txt

From: Owens, Fanty [Fanty.Owens@mckesson.com]
Sent: Thursday, May 14, 2009 1:39 PM
To: Hippely, Hannah
Subject: Palmer Multiple Principal Special Use Application

I support the Palmer Multiple Principal Special Use.

I only found out last night that Chuck Palmer has submitted an application for a zoning permit that would allow the Avalon Ballroom to remain in the county and expand the dance facilities. I want you to know that I fully support the application as the Avalon is a wonderful facility that offers what I consider to be a one-of-a-kind valuable, AND AFFORDABLE, amenity in this county. I only became aware of its existence through a friend I met since moving to this area from Littleton.

Here are the top reasons why I support the application:

- 1) The large (and growing) variety of dance lessons and open dancing offered are a valuable service/amenity for the entire community, AND, it's a fun, safe, non-alcoholic venue in which to meet people safely.
- 2) The services are AFFORDABLE.
- 3) The facility itself is beautiful and has a cushioned wood floor that provides a safe and comfortable environment for dancing and meeting people.
- 4) The facility is not only large enough to accommodate a lot of people dancing, but there is ample space for potlucks. Since I started using this facility about two months ago, I have seen a noticeable growth in attendance, not to mention my attendance has grown also. I initially thought I would only attend 1-2 times a month, but find I am attending 1-2 lessons/dances A WEEK. I am typically among a group of 4-5 that attend regularly, but as I meet more people, I will be letting them know about this beautiful facility and how fun the dances are. I would definitely be upset if the facility were moved to another location or another county and would not hesitate to let others know my feelings. We already have those type facilities elsewhere, and they are certainly not as affordable or as BIG as the Avalon.
- 5) This application, if accepted, would allow the businesses in the building to continue and help support the Avalon in continuing to provide its services to the community. My understanding is the Village Arts Coalition (VAC) is a non-profit community organization and a partner in Boulder Dance LLC and that VAC leases and manages the Avalon ballroom. It is also my belief that there would be no significant changes to the existing building or its impact on the community as it is not a "new urban development".

I sincerely hope you will also support the Palmer Multiple Principal Special use application. We need and want the Avalon here!

Thank you for your consideration.

Fanty Owens

Fanty Owens.txt

Risk Management Specialist

Mckesson Health Solutions (MHS)

Legal/Business Development

335 Interlocken Parkway, Broomfield, CO 80021

Ph 303-926-6508

Fx 303-466-5949

fanty.owens@mckesson.com

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John.Karis.txt

From: John Karis [jtkaris@blueriverbusinessgroup.com]
Sent: Wednesday, May 13, 2009 9:40 PM
To: Hippely, Hannah
Subject: Palmer Multiple Principal Use.

Mr. Hippely,
I would like to give my support to the Palmer Multiple Principal Use.
I dance in the Avalon building every week. It's a wonderful venue for dancing and something that is hard to find anywhere in the front range. Most "dance clubs" are dark, crowded and don't have a nice social dancing atmosphere. This is a huge community service. The Village Arts Coalition which partners with Boulder Dance to lease the facility is non-profit. I'd like to see this continue by allowing both businesses and dance activity with no existing change to the building. This is not urban development.

Thank you very much.

John Karis

Sally.Chamberlaine.txt

AvalonFrom: Sally Chamberlaine [schamberlaine@comcast.net]

Sent: Thursday, May 14, 2009 10:02 PM

To: Hippely, Hannah

Cc: Martin Rybczynski; Patti Pansa

Subject: Avalon

Dear Ms. Hippely,

As one of many dancers who enjoys the opportunity to share beautiful music and positive energy at the Avalon ballroom, I'm writing to encourage you to approve the special use permit for Boulder Dance LLC. I can think of no disadvantage to granting this permit. The Avalon offers a lovely, affordable and convenient venue for dozens if not hundreds of dancers to participate in dinners, dance lessons, socialization, and the magic of dance not offered anywhere else in Boulder. The participants of these gatherings are respectful and respectable individuals whose presence can only add value to the site. As Boulder is a city which encourages community participation and integration, it only makes sense to approve the permit for the continued use of the Avalon to support the art of dance.

Sincerely,

Sally Chamberlaine

TransDynamics, Inc.

Sally W. Chamberlaine, M.A.

Coach/Trainer/Psychotherapist

Enneagram, NeuroLinguistic Programming, Psych-K, Emotionally Focused Couple Therapy

2027 Broadway, Suite C

Boulder, CO 80302

(303) 449-7587

www.chamberlaine.com

Laurie.Clark.txt

From: Laurie Clark [laurieaclark@comcast.net]
Sent: Friday, May 15, 2009 10:18 AM
To: Hippely, Hannah
Subject: Palmer Multiple Principal Special Use: Support
Re: Boulder Dance LLC

Dear Planning Commission,

For three and one half minutes at a time, the world tilts and sways, swings and twirls.

As tempo changes and partner, my neighbors waltz by, or foxtrot, salsa or tango. During the course of an evening, we reach all corners of the ballroom and converse with all manner of friends.

I may not remember my partner's name, but I remember his arms, his carriage, the moves he uses to dance me around the room as my world opens to rhythms of waves and closes back to the embrace.

Where else can all this happen with cheerful heart, sprite of eye, clasp of community, and lift of spirit, but at The Avalon?

Sincerely yours,

Laurie Clark
3880 Telluride PL
Boulder, CO 80305

Stephanie.Chasteen.txt

From: Stephanie Viola Chasteen [Stephanie.Chasteen@colorado.edu]
Sent: Friday, May 15, 2009 10:32 PM
To: Hippely, Hannah
Subject: Palmer Multiple Principal Special Use zoning permit

Dear Ms. Hippely,

I support the Palmer Multiple Principal Special Use. This zoning permit would permit the Avalon to continue to provide community service, by avoiding the expensive and uncertain annexing by the City of Boulder. I moved to Boulder two years ago from a vibrant dance community at Stanford, and was immediately moved by the central importance of the Avalon in the local dance community. Without the Avalon, I would not have been able to continue to participate in the dance forms that I have grown to love, because there would be no such space. I would not have been able to grow to be part of this dance community, because the community would have had no central gathering space to hold large, affordable gatherings. The Avalon provides me the opportunity to sample a wide variety of dances.

Such a space is critical for dance communities, which are non-profit, run by volunteers, and aim to spread the love of cultural forms of dance (from folk to tango to swing to salsa) from generation to generation. I have traveled across the country, attending local contra dances, and in each community the hall that is used for those dances is a hallmark of that community -- its culture, its flavor, and, at the bottom line, its success. Communities that lack a good gathering place generally do not thrive. Communities with a beautiful space, on the other hand (such as the Glen Echo Ballroom in Washington, DC) are known and revered. "Have you danced at Glen Echo?" people often ask. Similarly, when I travel from Boulder, people now ask me, "Oh, you have the Avalon!"

The current application will have no significant changes to the existing building or to its impact. The other businesses in the building are necessary to help pay for the community dance activities at the Avalon, which is leased and managed by the non-profit Village Arts Coalition.

The Avalon is a beautiful dance space, crucial for our community, and there is nothing else like it in Boulder -- large, affordable, with a wonderfully finished floor. I urge you to support this application, which will allow the Avalon to continue its positive impacts on the community.

Sincerely,
Stephanie Chasteen

.....
.....
Stephanie V. Chasteen, Ph.D.
Science Teaching Fellow, Physics Department
University of Colorado at Boulder
<http://colorado.edu/sei>

Email: stephanie.chasteen@colorado.edu
Cell: 303.775.3277
.....
.....

Linda.Hachtel.txt

From: Linda Hachtel [hachtel@ionsky.com]
Sent: Saturday, May 16, 2009 11:11 AM
To: Hippely, Hannah
Subject: Avalon Ballroom

Dear Ms. Hippely,

I am writing about the Avalon Ballroom. I support the Palmer Multiple Principal Special Use.

The Avalon ballroom is a unique feature in the community used by so many groups. It has a magnificent wooden dance floor built by members of the dance community that allows us to participate in all types of dance. I personally am involved with salsa, international folk dance and ballroom dancing that takes place there. There is nowhere else in Boulder that is available for dancing regularly and the Avalon is in use almost every day of the month (if not every day).

The other businesses that use this building are necessary to help pay for the cost of maintaining the Avalon Ballroom and allowing dancers to use the space at an affordable cost. This building has been in the area for years. It is not new urban development, but recycling of an existing structure and putting it to excellent use.

I have been a member of the international folk dance community in Boulder for over 35 years, and we have been trying to find or create a space like this for much of that time. We finally have it. Please let it continue to function the way it was intended.

Thank you so much for considering the opinions of community members.

Sincerely,
Linda J. Hachtel

Myrna.Besley.txt

From: mysube@aol.com
Sent: Saturday, May 16, 2009 6:20 PM
To: Hippely, Hannah
Subject: Spam: Spam: Avalon Zoning
Dear Ms. Hippely,

I am writing in support of the Avalon, which has recently been under zoning reconsideration. I hope that, during the hearing, the value of keeping the Avalon as a dance center is maintained.

Chuck Palmer has done so much for the community with regards to the dance opportunities. He offers people its use for classes, practices and social dancing. The classes and practices often are very reasonably priced, so that many people are able to afford to attend. It brings people together in the community in such a way that no other place in the Boulder area does.

Dancing is such a healthy activity. As a recreation therapist, I believe that social dancing utilizes a wonderful assortment of benefits: It is social, musical, creative, physical, challenging, improves balance, improves self esteem, enables people to meet new people and make friends and it is FUN.

Please consider enabling the Avalon to continue being a good dance resource place. Also, please consider attending one of the many events there. You will love it!!

consideration and

Thanks for your

Best Wishes,

Besley

Myrna

A Good Credit Score is 700 or Above. See yours in just 2 easy steps!

Deborah.Howard.txt

From: D. Howard [dhoward@csd.net]
Sent: Sunday, May 17, 2009 6:04 PM
To: Hippely, Hannah
Subject: Palmer Multiple Special Use Permit

Dear Ms Hippely,

I support the Palmer Multiple Special Use Permit. The Avalon ballroom is unique in the area--a large cushioned wooden dance floor that can be used by large groups. The ballroom is leased and managed by the Village Arts Coalition, a non-profit community organization that is a partner in Boulder Dance, LLC, and which makes it available for open dances and family parties in which dancing is important (weddings, bar mitzvahs, quincenearas, birthday parties, etc.). The local community has needed a large dance space for many years and there is no other comparable dance space in this area.

The dance space can be made available at reasonable rates because of the income Boulder Dance, LLC, receives from the commercial tenants that share the building. Since these businesses operate during normal business hours and the ballroom is mostly used nights and weekends, there is no conflict between their operations and the dance events. The ballroom has been developed without any changes to the exterior of the existing building. This is in no sense a "new urban development" as claimed by the County staff.

I have attended many events at the Avalon ballroom and it is a delight to at last have space for everyone to dance freely without the crowding we experience at other, smaller studios. Many of these events would have been impossible to hold in the few dance spaces that exist in the area. The mix of activities in the building make it possible to keep charges for dances affordable for the whole community.

I hope that the Palmer Multiple Principal Special Use permit will be approved.

Sincerely,

Deborah Howard

Patti.Pansa.txt

From: Patti Pansa [ppansa@polarispartnerships.com]
Sent: Monday, May 18, 2009 10:47 AM
To: Hippely, Hannah
Cc: 'Martin Rybczynski'
Subject: Avalon, Special Use Permit for the Boulder Dance LLC

Attn. Hannah Hippely
Boulder County Planning Commission
P.O. Box 471 Boulder, CO 80306
e-mail: hhippely@bouldercounty.org

Dear Ms. Hippely,

I support the Palmer Multiple Principal Special Use. I dance Tango at the Avalon and love the large dance space and quality sound system. It is the première dance venue in the Denver-Boulder area. Dancers come from Denver and surrounding areas, as well as, out of town for workshops and dance seminars. Some teachers come from as far away as Argentina to bring their talents to our community. The Avalon is my favorite place to dance; I use the space to practice as well as for evening dances. In these uncertain times, dance provides an inexpensive option to building community and coming together.

Please support Chuck Palmer's request to expand the dance area and remain part of Boulder County.

Thank you for your listening to the voices of the community on this matter.

Sincerely,

Patti Pansa

Peggy.Papper.txt

From: Peggy Papper [peggycolo@yahoo.com]

Sent: Monday, May 18, 2009 9:14 PM

To: Hippely, Hannah

Subject: Avalon support

Dear Hanna Hippely,

This letter is to support the Palmer Multiple Principal Special Use. I have lived in Boulder for more than 40 years and I have been dancing with the community here for at least 25 years. We have danced and crowded into places such as school cafeterias and gymnasiums for many years. Now we finally have a home with a wonderful, large, cushioned dance floor. I personally go to the Avalon one or two times a week for various dances including contra dancing, waltz, swing dancing, salsa and ballroom dancing. It is all good, clean fun and the Avalon provides the place for our dance community to thrive. It offers a valuable and affordable recreational service that is open to everyone. Thank you.

Sincerely,
Peggy Papper

Ellin.Todd.txt

From: ELLIN TODD [ellintodd@earthlink.net]

Sent: Monday, May 18, 2009 9:39 PM

To: Hippely, Hannah

Subject: Spam: Spam: Avalon Ballroom

Regarding: Chuck's application is for a "special use" permit for Boulder Dance LLC (the name of the building containing the Avalon and two businesses).

I support the Palmer Multiple Principal Special Use. This facility is a great gathering place for the local population who have limited funds but love to get together socially and dance. It is important that this facility remain affordable. I am a yoga teacher and dancer and I love having the ability to gather and practice dancing with my friends, to meet new people and generally socialize in a wonderful facility. If the prices for this facility increase my ability to participate would be limited.

Steve, Henry.txt

From: Steve Henry [steveh291@comcast.net]
Sent: Monday, May 18, 2009 10:01 PM
To: Hippely, Hannah
Cc: "'avd@columbine.net.'"@bouldercounty.org
Subject: Letter of support for the Avalon special use application

To whom it may concern-

We'd like to add our voice in favor of the Palmer Multiple Principal Special use application. This application allows both business and dance activities at the Avalon without any changes to the building nor urban development. The additional business activities will enable better funding to help pay for activities and continue to attract people to dance events from the front range.

We regularly travel from Fort Collins to the Avalon to participate in Wednesday evening dance events. We attend an average of 2 events per month, and thoroughly enjoy the large dance space as well as the kitchen facility. We also spread the word at various opportunities with friends regarding the quality of dance instruction and the wonderful environment at the Avalon. There seem to be a growing number of people participating in these events—on the order of at least 90-125 for the events we attend on alternate Wednesday evenings.

It's evident to us that the Avalon is providing both a valuable community service as well as serving to bring in additional revenue dollars to the Boulder community. For example, we occasionally have either dinner or dessert in the Boulder area at a local restaurant as part of our dance participation. We believe other people are doing the same and know that people are commuting from other communities as well. We've also noticed from investigating this on the internet that Boulder is one of the few communities in the U.S. that offers dance instruction in waltz and Ballroom. This has brought in guest instructors from other communities. We believe that this helps contribute to the distinctiveness and unique character of the Boulder community.

Please approve this special use application.

Sincerely,

Steve Henry
Connie Diehl

Carol.Raehn.txt

From: Carol Raehn [carolraehn@earthlink.net]
Sent: Monday, May 18, 2009 10:36 PM
To: Hippely, Hannah
Subject: Spam: Spam: Palmer Special Use

Hi,

I support the Palmer Multiple Special Use. I have been a dancer for some time and have been so delighted with the addition of having The Avalon as a wonderful dance space for our community to come together and dance and meet one another. I had a ski accident this winter and have not been able to dance the last few months but I only have one more month to go and then I will be back on the dance floor. I can hardly wait! The Avalon is my most favorite space to dance. It is so spacious and comfortable people feel so welcome there. I often would go there 2 -3 nights per week. I would be heart broken not to have the wonderful space to dance in.

My regards,

Carol Raehn
483 Marine St.
Boulder, Co. 80302

Ann.Hsu.Gibson.txt

From: Anne Gibson [annehsu@stanfordalumni.org]

Sent: Monday, May 18, 2009 11:01 PM

To: Hippely, Hannah

Subject: in support of the Palmer Multiple Principal Special Use

Ms. Hippely,

I am writing to express my support for the Palmer Multiple Principal Special Use. Though I have danced since high school, I took a long hiatus since moving to Boulder since there were so few local venues to learn and enjoy social dance that were spacious and affordable. I didn't like having to drive to Denver, spend time finding parking, pay a hefty cover charge and then get home so late. From a convenience standpoint, I LOVE how the Avalon is close by, has plenty of parking in-close and is affordable. More importantly, the Avalon is a unique venue that allows the perpetuation of a lost art -- social dance is a historic part of our culture and I've had many opportunities to take classes from both local and world-renown teachers there. The Avalon is a venue that is inclusive -- it warms my heart to see high school students swing dancing alongside and among middle-aged couples and senior couples. I love that I can bring my 3-year-old son there and he can jump and jive with the crowd too. There are far too few venues that allow young people to socialize in a healthy, safe and physically active way. The Avalon is a rare gem that is open and beneficial to all members of the community.

In order for the Avalon to provide opportunities for the community to learn and enjoy dance at a reasonable cost, it is essential for it to house other businesses in the building. The Avalon is not seeking to alter the existing building or its impact on the community.

In general and especially in tough economic times like these, it is so important for people to have a positive outlet to enjoy each other's company, to learn or improve a skill and to be physically active. Large, dance-specific spaces are few and far between and it would be a travesty if the Avalon were not able to continue on as it has. Avalon draws dancers from all over Colorado. If the Avalon was no longer able to function in its current capacity, it would be a shame for us locals as well as more distant Coloradans. Us "lost dancers" would have to go elsewhere outside of Boulder.

Please please please support the Palmer Multiple Principal Special Use. Avalon has come to be an integral part of my life here in Boulder and its impact on the community is only positive.

With the greatest of support,

Anne Hsu Gibson
852 Columbia Place
Boulder, CO 80303
303/666-8349

Patricia.Tognoni.txt

From: Pat Tognoni [tognonip@gmail.com]

Sent: Monday, May 18, 2009 11:14 PM

To: Hippely, Hannah

Subject: In support of the Palmer Multiple Principal Special Use

I support the Palmer Multiple Principal Special Use

I have attended several events many times at the Avalon and often with my son who has multiple disabilities. The Avalon is a wonderful affordable place for many community events. The Village Arts Coalition (VAC) is a non-profit community organization and a partner in Boulder Dance LLC. VAC leases and manages the Avalon ballroom. VAC is an important organization and has done much over many years to support and build the dance community. The Avalon provides a valuable community service, not otherwise available at a reasonable cost in the community. The other businesses in the building are essential to help pay for the activities at the Avalon. As a previous organizer of dance events I know how hard it is to find a facility to host dance events at an affordable price to the attendees.

The application is to allow both businesses and dance activity, with no significant changes to the existing building or to its impact on the community. This is not "new urban development" as the county staff claims.

I support the Palmer Multiple Principal Special Use!

Patricia Tognoni

Frances.Marino.txt

From: Horseypassion@aol.com
Sent: Tuesday, May 19, 2009 7:31 AM
To: Hippely, Hannah
Subject: Palmer multible principal special use

I support this venue 100%, it is not new urban development,, this place would be sitting vacant had not this non profit come in and make it part of the community.. It sits vacant most of the time and they barely make enough for the dances, but yet it give the people who go there a great time to be happy for a couple of hours.

Please don't make it harder on this orgainization to stay alive.. I for one in the ecomony can not pay anymore to go there and dance if they have to raise their prices.

thanks
frances Marino

An Excellent Credit Score is 750. See Yours in Just 2 Easy Steps!

Anna.Pirone.txt

From: ampirone@yahoo.com
Sent: Tuesday, May 19, 2009 7:45 AM
To: Hippely, Hannah
Subject: Support Of Palmer Multiple Principal Special Use
Hanna,

I support the Palmer Multiple Principal Special Use. In these tough economic times it is important to maintain the arts and have an inexpensive place to dance. I am a Boulder City resident and was just laid off. It would be important for me to have an inexpensive, nearby place to dance. The Village Arts Coalition (VAC) is a non-profit community organization and a partner in Boulder Dance LLC. VAC leases and manages the Avalon ballroom. Since VAC is a non-profit it is essential to keep the other businesses in the building to help pay for the activities at the Avalon. The application is to allow both businesses and dance activity, with no significant changes to the existing building or to its impact on the community. This is not "new urban development".

Thanks you,

Anna

WRITING AND TALKING POINTS

- 1) Tell how often you dance at the Avalon and how wonderful it is to finally have a big, affordable place to dance with a cushioned wood floor and a space for potlucks. Mention the groups you dance with and the number of people involved. If you are an event organizer, mention your previous difficulties in finding a place for participatory dance.
- 2) Stress that the Avalon provides a valuable community service, not otherwise available at a reasonable cost in the community.
- 3) State that the Village Arts Coalition (VAC) is a non-profit community organization and a partner in Boulder Dance LLC and that VAC leases and manages the Avalon ballroom

4)

5) " as the County staff claims.

Kathleen.Christensen.txt

From: Kathleen Christensen [kathjackrose@comcast.net]
Sent: Tuesday, May 19, 2009 8:07 AM
To: Hippely, Hannah
Subject: Palmer Multiple Principal Special Use

I support the Palmer Multiple Principal Special Use. Since I'll be unable to attend the hearing about this, I'm e-mailing my thoughts.

The Avalon Ballroom is a fantastic place to dance. I've folk-danced there and done swing-dancing as well. And I've helped celebrate a birthday there (I think it was the person's 80th). The building provides a unique venue for dance events put on by numerous nonprofit organizations--there's nothing else like it in the area. The dance events I've gone to have been affordable and generally alcohol-free (or at least alcohol hasn't been a focus--the focus is on dancing and community). Plus, the excellent dance floor is great for aging Baby Boomer knees.

As someone who's danced in the Boulder area for over fifteen years, I know what a valuable resource the Avalon is. Anything you do to promote its survival and success will be a contribution to the community.

Thanks!

Kathleen Christensen
3790-K Colorado Ave.
Boulder, CO 80303
303-449-8248
kathnrose@comcast.net
<http://headintheclouds.typepad.com>
<http://twitter.com/kathwriter>

Larry.Topliss.txt

From: Larry Topliss [larry.topliss@gmail.com]
Sent: Tuesday, May 19, 2009 8:33 AM
To: Hippely, Hannah
Subject: Special use permit for Boulder Dance LLC (Avalon Ballroom)
Attn. Hanna Hippely
Boulder County Planning Commission
P.O. Box 471 Boulder, CO 80306

Re: Avalon Ballroom, 6100 E. Arapahoe
Special use permit for Boulder Dance LLC

I support the Palmer Multiple Principal Special Use.

For the past 2 years I have been enjoying the Avalon Ballroom at least once per week, and occasionally twice per week. During this period, I have learned several styles of dance and I have observed that:

- 1) The dance organizations- that utilize the ballroom- offer dance classes and recreational dancing at a reasonable price.
- 2) The Avalon Ballroom is superior to any dance floor within Boulder County (other than perhaps the Glenn Miller Ballroom); it offers a polished wood floor with an unusually large square footage of dance space combined with a superior sound system
- 2) Attendance at these dances almost always consist of a broad section of the public (i.e. a wide range of ages, skill levels, ethnicity, etc.); Attendees appear to extremely enjoy their experience at the Avalon.
- 3) Never have I witnessed any violence, disturbance or other unwholesome activity on the premises
- 4) From the perspective of those who attend a dance, the other 2 businesses currently on the premises are not obtrusive and not in conflict; the 2 businesses utilize a different schedule of use than the dancing activities.

If the Avalon were to be classified as 'new urban development', this would be a bureaucratic mis-classification.

Our local Boulder government zoning authorities would be wise to continue to allow the Avalon to pursue its current useful activities without unsettling changes to its current status.

Larry T. Topliss
Resident with the City of Boulder

A1.Sadler.txt

From: Al Sadler [sadler.al@gmail.com]
Sent: Tuesday, May 19, 2009 8:35 AM
To: Hippely, Hannah
Subject: Avalon dance space

I support the application of Chuck Palmer for multiple principal use of the Avalon ballroom.

The Avalon is most important in my life. I attend dances up to five times a week, including waltz, tango, tea, swing and contra dances. I have put many hours of volunteer work into the dance space. I have met many of my friends there. There is a wonderful community that exists because of this dance space.

The future of the Avalon is particularly important to me. I am moving back to Boulder from Nederland in order to be closer to this dance venue. The loss of this dance space would be a major blow to my life.

I believe it is important to have the multiple uses of the building in order to keep the dance costs affordable to many of us.

Thank you for supporting this wonderful venue.

Albert Sadler
5 Blue Spruce Rd. S.
Nederland, CO 80466

--

"Dance first. Think later. It's the natural order."
Samuel Beckett

Anna.Carvill.txt

From: Anna Carvill [anna.carvill@gmail.com]
Sent: Tuesday, May 19, 2009 8:49 AM
To: Hippely, Hannah
Subject: I support the Palmer Multiple Principal Special Use

I support the Palmer Multiple Principal Special Use.

I have been dancing at Avalon for almost 3 years now, ever since I moved to Colorado. I learned how to dance Salsa on Thursday nights with Joseph Snowhawk. Currently my boyfriend and I go almost every Thursday, and are looking into starting Tango lessons on Monday nights as well.

It is wonderful to have such a large hardwood, cushions space at an affordable cost. There are probably 100 or more dancers on a Thursday night, but room for everyone! I probably wouldn't be able to afford to dance without a facility like this near by, it is affordable, fun and the social scene is healthy and welcoming! I felt at home instantly, and the Salsa crowd at the Avalon continues to be one of my important Community Groups.

The Village Arts Coalition (VAC) is a non-profit community organization and a partner in Boulder Dance LLC and leases and manages the Avalon ballroom.

The other businesses in the building are essentially to help pay for activities at the Avalon.

I would like to see both businesses and dance activities be allowed with no significant changes to the existing building or impact on the Community. This is not "new urban development."

--
Anna Carvill
Nordic Ski School Supervisor
Eldora Mountain Resort
anna.carvill@gmail.com
(303) 440-8700 ext. #267

Oliver.McBryan.txt

Special Use for the Avalon Ballroom
From: Oliver A. McBryan
[oliver.mcbryan@gmail.com] on behalf of Oliver A. McBryan [oliver@mcbryan.net]
Sent: Tuesday, May 19, 2009 9:06 AM
To: Hippely, Hannah
Subject: Special Use for the Avalon Ballroom

1901 Park Lake Drive
Boulder CO 80301

Hanna Hippely
Boulder County, Planning Commission

We strongly support the Palmer Multiple Principal Special Use for the Avalon Ballroom. We are in our sixties, living in Boulder County and we dance frequently at the Avalon. We have attended many different kinds of dance there over the years including Ballroom Dance, Salsa and Gypsy Nation (now Rythm Sanctuary). It is a unique and wonderful environment with facilities that beat anything else in the area. It attracts gifted dance instructors and organizers who put together excellent programs, presumably because of the quality of the space.

We have been especially impressed by how diverse the attendees are, with ages ranging from the teens to the 70s, and in the case of Rythm Sanctuary, extending down to children. Participants are also unusually multicultural and very diverse internationally. As we understand it, annexation of this property into Boulder would likely lead to substantially increased costs and the likelihood that these programs would disappear. This would be a great loss for Boulder County and for the whole community.

Yours Sincerely
Ann and Oliver McBryan.

5/19/2009

Phone Call

Beth Emming 6292 Arapahoe Road

Supports the Palmer Special Use application.

The Avalon Ballroom is good for Boulder and is an improvement to the property.

May 11th 2009

Boulder County Commissioners
P. O. Box 471
Boulder Colorado 80306

RECEIVED

MAY 11 2009

BOULDER COUNTY
LAND USE

Re: SU-08-008 Special Use Review for the Palmer Multiple Primary Special Use, Boulder Dance LLC

Commissioners:

This letter regards the Palmer Multiple Primary Special Use Application for Boulder Dance LLC located at 6185 Arapaho, Boulder, CO (aka the Avalon). The applicant seeks approval for a mixed use of the existing industrial building at the corner of Arapaho and 62nd Street. This property is to be used for office, light industrial and recreational activities. These are all individual uses currently permitted by right. This special use review seeks to combine the three permitted uses in one facility, with the emphasis on 'recreational use' to serve the needs of the Avalon Ballroom. No external modifications to the building are requested or required.

Approval of the Avalon Ballroom project for mixed use provides a unique, valuable, and sustainable community enterprise which serves the long term public interest.

The project fulfills the mission of Boulder County Government.

This mix of uses at this location promotes the mission of Boulder County government and fosters the basic purpose of the Boulder County Land Use Code. From the Boulder County website - County government seeks to "...provide opportunities for citizens to actively participate in partnerships that enhance and enrich government services." Presumably this includes participatory dance services provided at the Avalon Ballroom. The County also maintains a "...stewardship (which) honors our past and sustains and improves the quality of life for present and future generations." In addition, the stated purpose of the Land Use Code "...is to protect and promote the health, safety, and general welfare of the present and future inhabitants of Boulder County...." Activities at the Avalon Ballroom serve all of these objectives. For example -

- The Ballroom provides for an additional Boulder County recreational facility, completely privately sponsored, which complements City and County recreational opportunities.
- Ballroom activities improve our quality of life in Boulder County as only the social dance experience can.
- The Avalon promotes the general welfare through the community connections which are established at dances, dance lessons, and the volunteer work associated with the ballroom.

The technical requirements of the Land Use Code are also satisfied. The ballroom is in the right neighborhood for its impact. It is also close to Boulder and well located in the county

so driving distances are minimized, providing excellent access from east or west. It is served by public transit with a bus stop directly in front of the building. No new external construction is required. No new publicly supported infrastructure is required. The Avalon Ballroom complements other regional arts facilities which are routinely supported by Boulder County and City.

This Specific Use Supports the Boulder City Parks and Open Space Department mission.

The recreational use of the Avalon Ballroom is also consistent with and fosters the mission of the City of Boulder Parks and Recreation Department. From the BPRD mission statement - Boulder is "...a city working toward creating a world-class parks and recreation system to match Boulder's reputation for fitness, health, and recreation." The parks department goal is to "...transform our parks and recreation facilities into exceptional public gathering places that are environmentally sustainable and foster connections among people in the community." And further "This vision builds on what the department is about: creating places and experiences that enrich the community." Nothing could better describe the Avalon's mission!

For example, the community is enriched by the wide variety of dance lessons and events available at the Avalon Ballroom from waltz, tango, swing, Latin, Zydeco, to free form dancing. There is something for everyone. The activities are public, social, participatory, of excellent quality, promote fitness, and designed in ways to foster and maintain connections among friends. And all is accomplished without government funding in these difficult times. In short, the mission of the Avalon Ballroom project aligns with and is 'on mission' at both the city and county level.

As with any Community Arts and Activities Program the project must be economically sustainable.

A mixed use designation for the Avalon Ballroom property is essential for the sustainability of the recreational enterprise. The mix of uses requested by the applicant is essential because a stand alone recreational dance facility in Boulder County is not commercially viable. An arts oriented enterprise such as the ballroom must be associated with profitable commercial businesses either directly or through contributions. This is just a fact of life in today's challenging economic times. The evidence to support this successful model of recreational use in conjunction with business uses is the example of the Pearl Street Studio. The PSS is a small, inexpensive to rent, dance space behind Snarf's Sub Shop at 2049 Pearl Street which is partly subsidized by the commercial operation. The PSS has operated successfully for 15 years using the arts/business partnership model and has greatly enriched the Boulder community.

Other factors which dictate the multiple use model are the following -

- High rents in the Boulder central business district tend to force arts organizations out of the Boulder City center to locations such as east Arapaho, which is more affordable yet reasonably well located for most County residents.

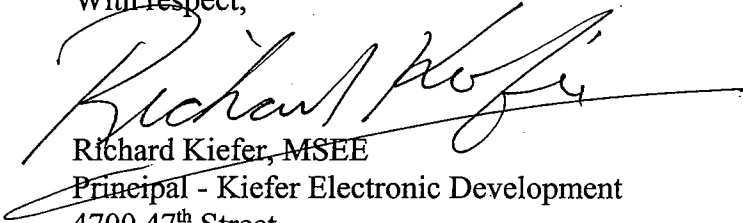
- Partly because of its location the Avalon ballroom and its adjacent practice and social spaces are very reasonably priced.
- The ballroom is the only large publicly available dance space in or near Boulder. It is comparable to, although smaller than, the Glenn Miller ballroom at the University of Colorado which is usually not available to the public.
- The mixed use designation also insures that the jobs of the employees of the current Avalon building tenants, Alpha Radio Products and Animal Care Equipment and Services will be secure going forward.

A personal note

My life and the lives of scores of other Boulder County residents have been greatly enriched by the wide variety of social dance activities available at the Avalon ballroom, especially the upbeat swing dances. What is more social and fun than dancing an evening to the sound of big band jazz! Thanks to Jim Borzum and American Vernacular Dance our community is able to regularly experience and enjoy some of the best live jazz and big band music available in Colorado. The large ballroom dance floor facilitates active participation in the experience of the music in a way not available elsewhere in the County.

Many individuals and couples have been introduced to the joy of swing dancing and other dance styles, that each in their own way, build community at the Avalon Ballroom. I think Theodore Roosevelt recognized the importance of closely bonded communities when he called the Chautauquas, dedicated to historic preservation and lifelong learning, "the most American thing in America". The Avalon Ballroom is Boulder County's Dance Chautauqua. As trusted stewards of Boulder County's future, committed to providing the best in public service, I hope that you agree. Please move to ensure the success of this important community project by approving the complementary uses for the Avalon Ballroom.

With respect,



Richard Kiefer, MSEE
Principal - Kiefer Electronic Development
4700 47th Street
Boulder, Colorado 80301
303-449-4700
rk@KED-Wireless.com

Boulder resident since 1970 and 1952-54

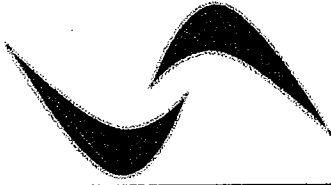
ps - I request that this letter and its attachments become part of the public record regarding this special use review.

Attachments - Several documents pertaining to current events at the Avalon.

RECEIVED

MAY 12 2009

BOULDER COUNTY
LAND USE



Village Arts Coalition

May 11, 2009

Boulder County Land Use Department
PO Box 471
Boulder, CO 80306

Boulder County Planning Commission

I am writing in support of the Palmer Multiple Principle Special Use application. As president of the Village Arts Coalition (VAC) Board of Directors, I want to clarify the organization interest in the project. VAC is a partner, with Mr. Palmer, in Boulder Dance LLC. We hold a minor share in ownership of the property.

VAC board members have followed discussions with the county and the city planning staffs. We appreciate the careful study that has gone into the issue and we are confident that the requested application is appropriate.

VAC is a private non-profit organization created to support small groups involved with music and dance. Membership consists of 37 groups that look to VAC to provide space as well as other elements of support. We lease and manage the Avalon ballroom.

The extensive use of the Avalon, for private weddings and parties, as well as for events by our members and other community groups, demonstrates the serious need for such a venue in the Boulder/Denver area.

The financial strategy, renting space for commercial use to support the cost of providing community use is vital to the functioning of the Avalon. For this reason we urge your positive recommendation of the special use application.

Thank you for your consideration,

Melba Shepard

Jim X Borzým
American Vernacular Dance
2221 Columbine Avenue
Boulder, Colorado 80302
(303) 449-5962



11 May 2009

To: Hanna Hippely
Boulder County Planning Commission

Re: SU-08-008

I Support Palmer Application

I am writing to express my strong support for the Palmer Multiple Principal Special Use application for multiple uses and additional use definition for Boulder Dance LLC (a/k/a "the Avalon") at 6185 Arapahoe Road, Boulder.

I am a professional dance historian, instructor and event sponsor, and have done this work as my secondary occupation for thirty years, for twenty years based in Boulder. I say secondary, because it is not reasonable to try to earn a livelihood by teaching dance or hosting dances; there is simply not enough income potential from this activity. More about this topic later.

Until the Avalon opened, I ran events principally in Denver and Fort Collins, where there are some suitable facilities for large dance events, by which I mean events of approximately 100 – 150 people. In Boulder I used to rent a variety of studios, church basements and school rooms – none of which were large enough for large dance events, and none of which had the necessary elements for a good dance space.

The Avalon - and the Village Arts Coalition's operations there - have completely transformed my dance event activities. I no longer conduct dances in Denver or Fort Collins.

I conduct 47 public dances a year at Avalon, at half of which I hire bands or orchestras. It is a rare dance these days where talented local musicians are hired, because it takes a large audience to afford live music. Being a trained musician myself, and having attended many dances in the U.S. with great dance orchestras, it is a personal goal of mine to provide to others the opportunity to dance to great live music. The Avalon makes this feasible.

Teacher: Vintage American Ballroom Dancing and Lindy Swing.

Caller: Square and Contra Dances to Live Music.

Performer: Waltz, Tango and Ragtime.

I organized dances in Chicago, Santa Barbara and Missoula when I lived in those places, and I am very familiar with the dance communities in Seattle, Los Angeles and San Francisco. I can tell you that of these major communities, only Seattle has a facility that can hold a candle to the Avalon. If the Palmer application goes forward, the Avalon will be much better than facilities in those cities. Based upon my communications with others across the U.S., the Avalon could become one of the premier social/participatory dance venues in the U.S.

The things that make Avalon very special today are the affordable rental rates charged for community events, the large cushioned wood dance floor without pillars, the ancillary facilities for potlucks, and the ample parking. The things that could make Avalon even more special would be the two additional dance studios that could be built there. The thing that would make Avalon more difficult for me and other event sponsors would be increase in rental rates, which could be the outcome if this special use permit is not granted.

Boulder is truly super special in its tremendous range of dance activities, and I say this from deep personal experience. When I arrived in Boulder in 1988 there were very strong traditions in folk dance and square dance and certainly others. There have been wave upon wave of newly popular dance forms that have come to prominence in Boulder including aerial dance, tap dance, salsa, rueda, lindy-hop, Argentine tango, and many others. We dancers here in Boulder are very lucky indeed. Especially that we – finally – no longer have to drive to Denver to attend large social dance events.

It is remarkable how many of the local dance leaders are still very active into their 70s, 80s and even 90s. We recently celebrated the 75th birthday of one of our visionary and charismatic leaders. He is the one who brings his personal history of a successful community dance hall founded over 100 years ago, which was financially successful because of its pairing with a hotel. The hotel business supported the community hall.

This pairing is analogous to the Avalon. The daytime business activities generate income that makes it possible to rent the dance space at affordable rates for community events. This pairing also makes parking sensible, because the parking lot is sufficient for daytime business use in part of the building, and is sufficient for evening/weekend community event use. The multiple uses keep people at the property throughout the day, which helps security. I think of the many disused fraternal lodge halls that are single-purposed and do not generate income. To have our dance studio used by many different dance groups, combined with other business uses on the same site simply makew good sense. It is also consistent with our new ideas about sensible community fabric where different elements are knitted more closely together.

This issue of affordability of rental rates is very important. Though I wish it were not true, dancers are very price sensitive, and that is why space rental rates are so important. Many of our attendees live on limited incomes, such as parents, students, artists, and seniors. Many carpool to events. Many are more used to potluck dinners than a night out at a restaurant.

By the same token, many are willing to volunteer their time to support their love of dance. I would like to be able to offer you a good estimate of the number of hours people have devoted to Avalon and our prior projects to create a large community dance facility. I know it is many, many tens of thousands of hours. We get between 30 and 60 people when we have our Village Arts Coalition volunteer work parties at the Avalon several times a year. There is a significant volunteer component to every event there.

I have dedicated a large part of my life to make it possible for people of all kinds to enjoy good social dances with live music. I have served as an officer or volunteer for several local non-profits in their work for dance, such as The Dairy, The Boulder Dance Alliance, The Chautauqua Community House, Colorado Friends of Old-Time Music and Dance, the Colorado Dance Alliance, the Governor's Council on Dance in Colorado, the Rocky Mountain Ragtime Society, the Denver Turnverein, Tango Colorado, Aspen Community Social Dance, and of course the Village Arts Coalition. My professional work in dance does not use a non-profit form; I pay tax on my business profits, have a City of Boulder business license, and do not seek grants.

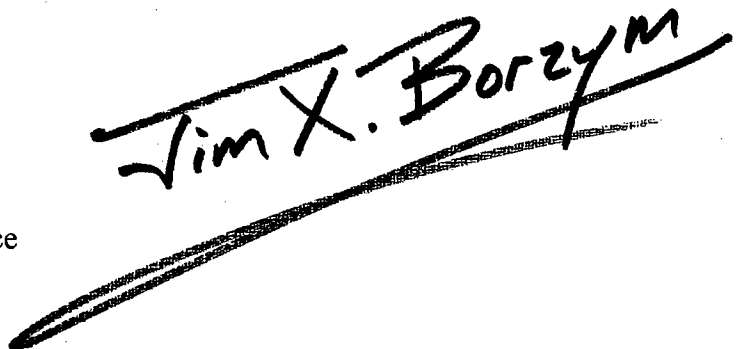
So, I sometimes feel angry when I sense that insufficient support seems to come from public agencies in support of social/participatory/community dance and music. We residents pay for sports fields, recreation centers, cycle paths, etc. etc. etc. through our taxes. Where is the support for social participatory dance? The social dance community is not asking for money, and is not asking you to provide a facility. We simply want to be able to conduct our activities in a business-like manner, for the benefit of public.

If you think about dance carefully, you will realize that it is a very unusual form of social interaction with characteristics that are not present in most of our other social forms. I like to think of it as sophisticated adult play. People from many social strata attend and mingle. Participants create their own artistic, musical experience. People hold each other and look into each other's eyes. Experienced people help newcomers. The young learn from the old. Cultural traditions are shared and preserved. As medical experts agree, dance improves peoples' mental function and lengthens their lives. People smile, laugh and feel really good. Where else do you find these attributes in combination?

I most strongly urge you to use your publicly granted authority to approve the plans put forward by Mr. Palmer on behalf of the Village Arts Coalition and the Boulder/Colorado/National dance community at the Avalon.

Thank you.

Jim X. Borzym
Owner, American Vernacular Dance
2221 Columbine Avenue
Boulder, Colorado
303-449-5962

A handwritten signature in black ink that reads "Jim X. Borzym". The signature is written in a cursive, somewhat slanted style. Below the signature is a thick, dark horizontal line that appears to be a scan artifact or a heavy underline.

VALENTINE'S SWING DANCE

with THE

Swingin'
SEVEN



Live At the Avalon Ballroom

Feb 14, 2009

7:00 - 10:30 PM

with a free Swing Dance Lesson (7-8pm)

by American Vernacular Dance

Only \$15 (\$10 w/student ID)

Children under 12, free

www.SwinginSeven.com

SECOND SUNDAY AFTERNOON OF THE MONTH

TEA DANCE

BALLROOM DANCING TO LIVE MUSIC

FOXTROT • TANGO • SWING • WALTZ • RAGTIME
TWO-STEP • BLUES • ONE-STEP • HALF-AND-HALF •
MIXERS • JUST DANCING • CHEEK-TO-CHEEK •



The Avalon Ballroom
6185 Arapahoe Road, Boulder

Introductory dance lesson at 1:30 PM • Dancing from 2 until 5 PM

Admission \$18 at the door (\$13 for CFOOTMAD members and students).

Complimentary refreshments • No partner needed, all welcome •

Dressy or vintage attire encouraged

**MONT
ALTO
RAGTIME
AND TANGO
ORCHESTRA**

January 11: Lesson: *One Step*. Music by the Mont Alto Ragtime and Tango Orchestra

February 8: Lesson: *Vintage Tango*. Music by the Mont Alto Ragtime and Tango Orchestra.

March 8: Lesson: *Blues*. Music by Susan Rogers' Exuberant Quartet.

April 12: Lesson: *Foxtrot*. Music by the Mont Alto Ragtime and Tango Orchestra.

May 10: Lesson: *Waltz*. Music by Susan Rogers' Exuberant Quartet.

For information and other dance events:

AVD/Jim X. Borzym: 303-449-5962, avd@columbine.net

Avalon Ballroom: www.avalonevents.org

CFOOTMAD Hotline: 303-592-3972, www.cfootmad.org

Mont Alto Orchestra web site: www.mont-alto.com 265

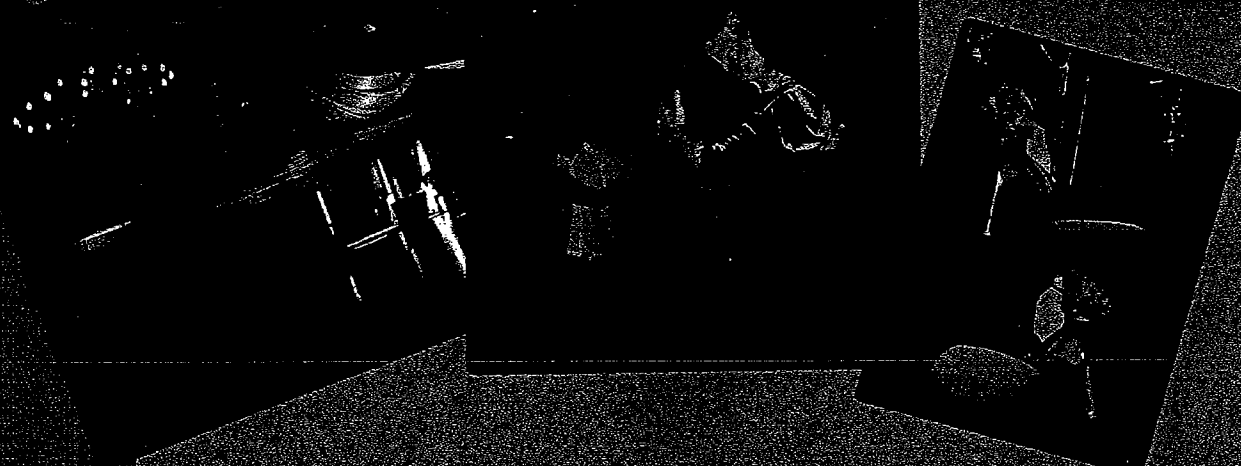
Village Arts Coalition: www.villageartscoalition.org

SPONSORED BY: *Jim X Borzym*
American Vernacular Dance



CFOOTMAD
Colorado Friends Of Old-Time Music And Dance

Tres Mujeres del Tango



@TheAvalon

www.tresmujeresdeltango.org

Tres Mujeres del Tango

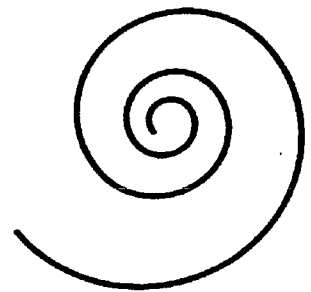
Alternative Tango dance and lesson
offered every 2nd and 4th Sunday at

The Avalon
6185 Arapahoe
Boulder, Co 80303

Halina 303 718 7498
Nancy 303 237 9605

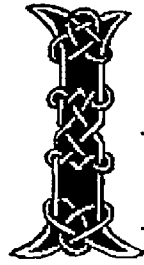
www.tresmujeresdeltango.org

*"We embrace the spirit of dance as an art
form which changes at all times and adapts itself,
the way the dancers grab the music and shape the melody
through their bodies then let it melt away to the dance floor."*
~Halina~





MEET



RENE

Fashion trend-setter
Silent film heroine
Animal rights activist
and—above all—half of
the inimitable Ragtime dancing duo:
Vernon and Irene Castle

Saturday May 23, 2009

8:00 P.M. (doors open at 7:00)

Portrayed by
Susan Marie Frontczak

Hosted by Dan and Sally Nibbelink
Berthoud, CO

\$10 Admission. Light refreshments.
For reservations and directions,
contact sal@nibbelink.net or 970-532-4387.



ARGENTINE TANGO CLASS

ARGENTINE TANGO

MAY SCHEDULE

Adv Beginner/Intermediate

5/3 - 12pm - 1pm

5/10 - 10am - 11am

5/17 - 12pm - 1pm

5/31 - 12pm - 1pm

Beginner

5/3 - 1pm - 2pm

5/10 - 11am - 12pm

5/17 - 1pm - 2pm

5/31 - 1pm - 2pm

Cost: \$7.00

Location - Avalon, 6185 Arapahoe, Boulder

For more information about **classes** or **private lessons**, please contact Nancy Primmer at nlprimmer@yahoo.com or call 303-237-9605

Wednesday Waltz Etcetera

2nd & 4th Wednesdays

Avalon Ballroom

6185 Arapahoe Road, Boulder

You don't need a partner. You don't need experience.

Just fun dancing to great music!

\$7 per person includes lesson, refreshments and dancing.

Lesson 7 P.M. Lesson topics vary, often covering some variation of waltzing. The first half hour is oriented towards beginner dancers; the second half hour moves more quickly.

Dancing 8 to 10 P.M. with D.J. Frank Vernon.

For details on this and other AVD events, see www.VillageArtsCoalition.org.

Wednesday Waltz Etcetera is hosted by American Vernacular Dance.

Info: avd@columbine.net or 303-449-5962.

See www.AmericanVernacularDance.com.



01/09

The Village Arts Coalition

Presents : Folk Arts Dance & Music Calendar

Vol. 20, No. 3
May - June 2009

www.villageartscoalition.org

STOMP!

VAC INTERNATIONAL FESTIVAL

VAC International Festival
Saturday, June 20th & Sunday, June 21st, 2009
Pearl Street Mall in front of the Courthouse

The VAC International Festival is a two day event featuring a vast array of dance and music performances from around the world, such as belly dancing, Mexican folk dancing, and salsa as well as International and American folk dance. In addition to watching, the public is also invited to learn a few steps and participate in some of the dances. The event is surrounded by vendors selling international wares, such as art, hand made crafts and food.

On Saturday evening the BARBELLFISH, a Balkan band will play for the public and there will be open dancing from 6:00 to 8:00 pm. This event is ideal for families and people of all ages. It is free and open to the public.

If you would like to volunteer or require more information please contact Hermine Higgins, Event Coordinator at avalon@villageartscoalition.org

continued on back

Village Arts Coalition Member Groups

- * American Vernacular Dance (AVD)
- * Arkansas Valley Music & Dance
- * Blue Moon Dance Company
- * Boulder Hungarian Workshop
- * Boulder International Folk Dancers (BIFD)
- * Boulder Israeli Dancers
- * Boulder Scandinavian Dancers (BSD)
- * Calico & Boots Square Dancers
- * Colorado Friends of Cajun/Zydeco Music & Dance (CFCZ)
- * Colorado Friends of Old Time Music and Dance (CFOOTMAD)
- * Colorado Morris Dancers
- * CSU Scottish Arts Club
- * Denver Area Folk Dancers (DAFD)
- * Folk Dancers Investor Group
- * Friends of Traditional Dance (FoTD)
- * Hoofin' High Country Cloggers
- * Hora Romaneasca Romanian Dancers
- * The Moon Festival
- * Las Tres Mujeres
- * Little London Assembly
- * Lloyd Shaw Foundation
- * Pikes Peak Scottish Country Dancers
- * Pikes Peak Traditional Dance
- * Planina: Songs of Eastern Europe
- * Postoley Dance Ensemble
- * Ruby Dancers
- * Scandinavian Dance Class
- * Scottish Country Dancers of Colorado
- * Storm Mountain Folk Dancers
- * Storysmith
- * Swingin' Seven
- * Tango Colorado
- * Tom Masterson/ Danceophile Studio
- * U.S.A.Dance – Rocky Mountain Chapter
- * Westminster Old Time Community Dance
- * Winter Solabration Society
- * Watch Your Step

STOMP! is published six times a year by the Village Arts Coalition, a non-profit organization dedicated to the enhancement of the folk arts.

Village Arts Coalition Officers: President: **Melba Shepard**,
Vice President: **Robert Schaedla**, Treasurer: **Deborah Howard**,
Secretary: **Susan Reisser**

STOMP! Editor: Caroline Stepanek, Publication Coordinator:
PIP PRINTING & Marketing Services, 303-449-0888

Deadline for items to be included in the **July - August 2009** issue is
June 12, 2009. The policy of the VAC board is to limit mailed distribution of the
newsletter to VAC members and VAC member groups.

For info about joining the VAC, contact Stan Wilkes at sgwilkes@csd.net or 303-233-3474. For information regarding The Village Arts Coalition Festival, please contact Hermine Higgins at 303-440-8303 or avalon@villageartscoalition.org. The VAC's central phone/fax number is: **303-440-8303 (Avalon)**. Call this number or email scheduling@boulderdancespace.com to book The Ballroom at the Avalon – 6185 Arapahoe Ave. in Boulder. To book **The Pearl Street Studio - 303.443.7538 - 2126 Pearl St.** in Boulder or email. Visit www.boulderdancespace.com for facility availability information.



The Village Arts Coalition

VAC Meeting Date:
March 16, 2009 BOARD NOTES

1. Check out the Village Arts Coalition web site for changes! We have a new calendaring feature.

www.villageartscoalition.org

VAC Board members:

Melba Shepard (P), Robert Schaedla (V-P), Susan Reisser (S), Deborah Howard (T), Jane Bunin, Willard Gray, Betty England, Steward Hartman, Carla McKenna, Chuck Palmer, Dave Sander, Marshall Shapiro, Caroline Stepanek, Anne Vickery, and Stan Wilkes

Performing Groups

- Boulder Scandinavian Dancers:** Erica Rice 303-442-7689
- Calico & Boots, American Folk Dancers:** Jim Barnett 303-651-0797
- Halau Hula O Na Mauna Komohana:** "Pumehana" Paisner 303-447-9772
www.oconnor.gs/halau.html
- Hoofin' High Country Cloggers:** Ken Horwege 303-364-2278
- Hora Romaneasca - Dances of Romania:** Mihail Codrescu 303-494-5640
- Lloyd Shaw Foundation:** www.lloydshaw.org
- Maroon Bells Morris Dancers:** Robin Smith 303-651-0909
www.maroonbellsmorris.org
- One World Folk Dancers:** Beverly Elinoff 303-322-8257
- Planina: Songs of Eastern Europe:** Julie Lancaster 303-733-1120
- Postoley Dance Ensemble:** Dances from Eastern Europe:
Tom Masterson 303-499-6363 www.postoley.org
- Scottish Country Dancers of Colorado:** Bob Burnham, 303-431-6870
meineadair@earthlink.net
- Sherefe:** Music of the Middle East & Eastern Europe: James Hoskins
303-939-8702
- Silk Road Middle Eastern Dance Theater:** Natasha Cargill 303-772-4267
or silkraod59@aol.com
- Storm Mountain Folk Dancers:** Wendi Kiss 970-663-5508
- StorySmith:** Susan Marie Frontczak 303-442-4052
- Trolls:** Scandinavian musicians – Erica Rice 303-442-7689
- Village Dancers:** multi-ethnic folk dancers: Anne Vickery 303-499-3001
- Swingin' Seven:** Big Band Swing and Traditional Jazz. Dave McLoughlin
303-413-0037(day) 303-443-9673(eve)
- Watch Your Step!** Vintage Dance Vignettes. Contact Dorothy Vernon 2
303-443-9415

Locations

Boulder

- AV - Ballroom at the Avalon**
6185 Arapahoe Ave., Unit B, Boulder
- CDC - Community Dance Collective**
2020B 21st Street, Boulder
behind the Kwal Paint & Futon stores
at corner of 21st & Pearl
- DS - Danceophile Studio**
250 31st Street, Boulder
off Moorhead
- EBCC - East Boulder Comm. Center**
5660 Sioux Drive, Boulder
- KaKS - Kakes Studios**
2115 Pearl St., Boulder
behind Kwal Paint & Futon stores at
corner of 21st & Pearl.
- PSt - Pearl Street Studio**
2126 Pearl St., Boulder
E. of 21st St, S. side of street
- PEH - Pre Eminence Hall**
323 Walnut St.

Denver

- BCC - Berkeley Community Church**
3701 W. 50th Ave. (near Regis)
- DT - Denver Turnverein**
1570 Clarkson St., Denver
8 blocks East & 1 block North of Capi-
tol Building
- HEA - Hebrew Educational Alliance**
3600 S. Ivanhoe St., Denver
SW of Hampden & I-25
- HIC - Heritage Irish Center**
1946 S. Quebec, Denver
- HMC - Highlands Masonic Center**
3550 N Federal Blvd. Denver
- MC - Mercury Café**
22nd & California, Denver
- SCC - Scheitler Community Center**
Berkeley Park - Denver

- SRC - Scheitler Recreation Center**
5031 W 46th Ave, Denver
- SHM - Swallow Hill Music Association**
71 E. Yale, Denver
Between Broadway & Lincoln
- WMC - Warren United Methodist Church**
1630 E. 14th Ave, Denver
- WPMC - Washington Park United Methodist Church**
1955 E. Arizona Ave., Denver
corner of South Race & East Arizona

Fort Collins

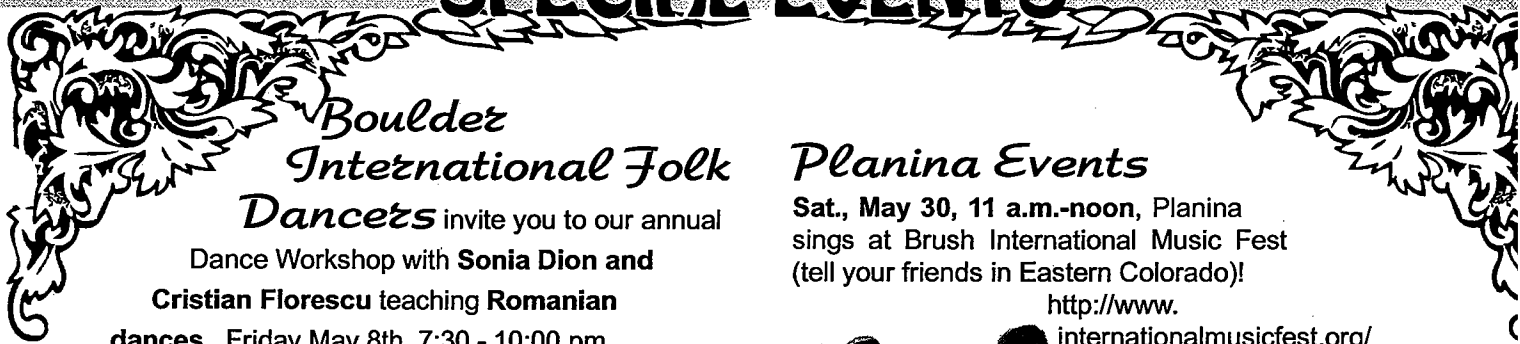
- TICO - Club Tico in City Park**
1599 City Park Dr, Fort Collins
North Shore of City Park Lake
- EG - Empire Grange**
2306 W. Mulberry, Fort Collins

- FCSC - Fort Collins Senior Center**
1200 Raintree Dr, Fort Collins

Other Locations

- CCC - Clements Community Center**
1580 Yarrow, Lakewood
1 block North & West of Colfax & 16th
- HCC - Hillside Community Center**
925 S. Institute, Colorado Springs
- MGG - Maple Grove Grange**
3130 Youngfield, Golden
- OFH - Odd Fellows Hall**
North of 4th & Main, Lyons
- SRS - Silk Road Studio**
59th St. Near Hygiene Rd, ont
- WGH - Westminster Grange Hall**
3935 W. 73rd Ave., Westminster
- IDC - International Dance Club**
2422 Busch Ave., CO Springs
- CSSC Colo. Springs Senior Center**
1514 N Hancock, CO Springs

SPECIAL EVENTS



Boulder International Folk Dances

invite you to our annual
Dance Workshop with **Sonia Dion and
Cristian Florescu** teaching **Romanian
dances**. Friday May 8th, 7:30 - 10:00 pm

teaching followed by open dancing at the Pearl St.
Studio, Boulder. Saturday May 9, 9:00 - 12 pm, 2:00
- 5:00 pm teaching, 7:30 - 10:00 pm workshop party
at the Maple Grove Grange, Wheat Ridge. Sunday
May 10th, 10:00 - 1:00 pm workshop dances review
at Kakes Studio, Boulder. For more information and
if you need a place to stay, please contact ilana:
(303)449-2381 or ilana.baror@bvsd.org

Planina Events

Sat., May 30, 11 a.m.-noon, Planina
sings at Brush International Music Fest
(tell your friends in Eastern Colorado)!

[http://www.](http://www.internationalmusicfest.org/)

[internationalmusicfest.org/](http://www.internationalmusicfest.org/)

Sun., June 14, afternoon
time tbd, Planina sings at
Parker Country Festival,
Cultural Stage.

www.parkercountryfestival.org/



ONGOING CLASSES & EVENTS

AMERICAN TRADITIONAL

Arkansas Valley Music and Dance
www.avmad.org **Salida Contra Dances**
3rd Saturdays - January, March, July,
October, November Call 719-221-2074
Leadville Contra Dances 4th Friday or
Saturday - February, April, June, August,
October, December Call 719-486-
0260 **Salida Old-time Music Jam** Last
Tuesday of each month at Bongo Billy's
Salida Cafe from 6:30-8:30pm - Call 970-
309-3175 **Dance Instructional Series**
in Buena Vista, Leadville, or Salida -
Twice a year instruction in waltz, salsa,
swing, clogging, etc. Call 719-221-2074

Calico and Boots Square Dance Club
does squares, contras, and rounds the
1st and 3rd Tuesdays of each month at
the Pearl St. Studio. The dance begins
at 7:30 pm. Cost: \$4.00 per person. For
more information contact: Cathy Schlein
303-424-3472

Clogging Classes: Ken Horwege
teaches beginning and advanced classes.
Call Ken at 303-364-2278. Ongoing
classes: Saturday, 10 a.m.-12 noon at
Swallow Hill Music Assoc., Denver. Call
Swallow Hill for more info or to confirm:
303-777-1003.

**Community Dances sponsored by
CFOOTMAD** (Colorado Friends of
Old-Time Music and Dance). Live
music. Hotline for more info: 303-592-
3972 or Website: www.cfootmad.org. *
**Westminster Old-Time Community
Dance** 1st Saturday of the month at
7:00pm.

* **Community Dance Boulder:** 1st and
3rd Fridays at 7:15pm at the Avalon.

* **Denver Contra Dance:** 2nd and 4th
Fridays at 7:15pm at the Highlands
Masonic Center.

* **Zesty Contra Dance:** For experienced
dancers, no pre-dance instruction.
2nd Saturdays at 7:00pm at Scheitler
Community Center at Berkeley Park in
Denver. No lesson — beyond the basics,
quick walk-throughs and little caller
leading. Music by Deb and the Pariahs,
called by Ed Hall June 13: Music by
Ladies Choice, called by Paul Somlo.

(Friends of Traditional Dance): Live
music. Hotline for more information:
970-493-8277 or website: www.fotd.org.
FoTD sponsors contras on 1st, 3rd & 5th
Saturdays. Occasional Waltz Nights on
4th Saturdays Regular Dances: \$8. Free
dance instruction 7-8 p.m. Club Tico in City
Park in Ft. Collins. Summer Location, May-
Aug, **Fort Collins Senior Center**, 1200
Raintree Dr, Fort Collins.

Wild Asparagus Ball-CSU Lory Student
Center Ballroom—doors open 7:30—Grand
March 8pm—Advance tickets—\$20 until May 2 \$25
after—Tickets available at Fotd, Cfootmad events
& CSU Boxoffice 970-491-4849

Lyons Old-Time Community Dance
Odd Fellows Hall in Lyons. For more info:
dances@musicinlyons.com or 303-823-0816.

Musicians' Jams: 4th Sunday of the
month from 4 'til 7 p.m. in Denver. Folks
with all levels of musicianship and interest
in old time music are invited! Contact Patti
Rickman at 303-796-9049 or pattidean@earthlink.net

earthlink.net for location and directions.

Pikes Peak Traditional Dance: Conti
dances 3rd Saturdays, September throug
May, except December when the danc
is held on the 1st Saturday. Dances ar
held 7:30-10 p.m. with a lesson at 7 p.m.
Hillside Community Center, Colorad
Springs. Call Nick at 719-473-6935 fo
further information.

**Westminster Old-Time Communit
Dance:** Dances are taught. No partn
is needed. 1st Saturdays of the mont
7-10 p.m. Lesson at 7 p.m. Cost: \$6/\$
member/\$2 children ages 6-15. Held i
the Westminster Grange Hall, park c
street or in back. Info: 303-592-3972 o
westminster@cfootmad.org.

BALLROOM

Zumba at the Avalon Ballroom Wil
Maya Vigil. Come dance Merengue
Salsa, Mambo, Cumbia, Cha Cha Ch
and much more. Zumba is high energ
tennis shoes recommended. Wednesday
5:30-6:30pm The Avalon Ballroom 618
Arapahoe, Boulder, \$8 drop in, Punc
cards available. Questions 720) 77-
1085solaya@hotmail.com

Waltz Classes with Barbara Roach
Waltz is a really enjoyable and intriguin
dance to do. Come learn in a fun an

Notice: The Editor makes no claims as to th
accuracy, inclusion or exclusion of events submitte
Please contact each instructor/organizer to confir
each event/class. Thank you.

ONGOING CLASSES & EVENTS

supportive atmosphere, in classes that are a bit longer than most so we have plenty of time to practice what we are learning. **Beginning/Intermediate** Classes on some Saturdays, 3-5 PM. Regular Waltz and cross-step waltz.

Intermediate/Advanced Classes on some Sundays, 2-4:30 PM. Mostly regular waltz and cross-step waltz but other forms as well. Classes are not held every week, so see below, the calendar or contact me for exact dates.

Women Learning to Lead Waltz, a few Saturdays during the year, 3-5 PM. Ladies it is really fun to learn to lead, and it makes you a better follower as well. Plus, you no longer have to sit out if there is a gender imbalance at a dance event.

All classes at the Pearl Street Studio in Boulder, pay at the door \$10 for Saturday classes and \$7 for Sunday classes. No partner necessary. No fragrances please, some of us are allergic. Saturdays: May 16 & 30, June 6. Sundays: May 3, 17 & 31, June 7. For details contact Barbara at broach3@juno.com or 303-442-0677.

CFOOTMAD Waltz Dance and Swing: 5th Fridays of the month. From 8pm-11pm. There will be a free Lesson 7:15 p.m. Cost is \$8 for members and \$10 for non-members. An evening of waltzing to the Band "Balance and Swing." You may come alone or bring a partner, but in this relaxed evening people generally dance with a different partner for each dance. Dress can be casual to dressy, vintage to modern! Event held at the Avalon Ballroom, Boulder. \$12/\$10 members. 303-592-3972 or Website: www.cfootmad.org.

CFOOTMAD Waltz night: May 29 8-11pm, free lesson at 7:15 by Dorothy and Frank Vernon. Music by Unstrung Heroes.

Sunday Afternoon Tea Dances: Always live music! Tango, waltz, foxtrot, one-step, or just dance cheek-to-cheek to the original music of American social ballroom dance. The Mont Alto Ragtime and Tango Orchestra performs a wide variety of dance music from the ragtime and tango craze of the 1900s through the early swing of the 1930s. Enjoy an afternoon of delicious dancing to great live music! Dancing 2 - 5 P.M., second Sunday of

the month (Sept. through May). Dance lesson included 1:30 - 2 P.M. No partner needed. Refreshments. Dressy attire encouraged. \$18 general admission, \$13 for CFOOTMAD members and students. Avalon Ballroom, Boulder. Sponsored by CFOOTMAD. Hosted by American Vernacular Dance. Info: Jim X. Borzym 303-449-5962 or CFOOTMAD web site. To sign on for email updates, send email address to events@teadance.info. For special notices: www.villageartscoalition.org.

Wednesday Waltz, etc. at the Avalon: Every 2nd and 4th Wednesday, enjoy an evening of sociable couples dancing presented by Frank Vernon & Jim X. Borzym. Traditional and contemporary dance music for Waltz, Cross-Step Waltz, Viennese Waltz, Swing, Foxtrot, One-Step, Two-Step, Blues, Tango, Polka, Schottische, Hambo, Pols, Salsa, Cha-Cha-Cha, and more. Fundamentals are taught at 7 P.M. Intermediate teachings starts at 7:30 P.M. Open dancing from 8:00 to 10:00 P.M., sometimes later. \$7 admission. Avalon Ballroom, Boulder. Hosted by American Vernacular Dance. For information, call 303-443-9415. To sign on for email updates, send email address to events@teadance.info. For special notices: www.villageartscoalition.org.

• **Danceophile Studio** Private Dance Instruction - 250 31st Street (between Moorhead & Ash in Boulder) 80305 - Ballroom, Swing, Folk, Contra, Country, & Performance - Individuals, couples, groups, parties, wedding receptions* Tom Masterson Dance choreography done to your favorite music. 303 499-6363 tom.masterson@colorado.edu www.danceophile.com

• **WALTZ with Grace & Elegance!** Sunday, May 3, 7-9 p.m. Location: Danceophile Studio - A really great waltz class just in time for the Wild Asparagus Ball in Ft. Collins. Clockwise and counterclockwise turning waltz to Strauss music. Add some really elegant Viennese figures. How to lead so that it looks like you've practiced for months and follow with ease and grace. Location: DANCEOPHILE Studio, Cost \$18/person or \$30/couple. Please pre-register by e-mail or phone 303 499-6363 by Thursday, April 30.

• **"STRICTLY BALLROOM"** Dance Evenings - First & Third Wednesdays of each month: May, June - Wednesdays, May 6, 20, June 3, 17; 7:45-10 p.m. at the Pearl Street Studio, 2126 Pearl St. in

Boulder (behind Snarf's sandwich shop) Swing, waltz, salsa, tango, cha-cha one-step, 2-step, polka, rumba + yo requests. No partner needed. Beginner welcome! Host: Tom Masterson. Great chance to practice. Refreshments! Only \$6! Info: 303 499-6363 or masterson@colorado.edu

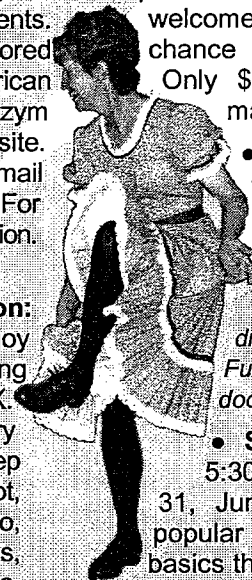
• **Classes May - June, 2007**

Classes at the Community Dance Collective, 2020 21st St., behind Futon store on the northeast corner of 21st & Pearl [from Pearl Street drive into parking area behind Futon store; enter CDC thru glass door near swimming pool].

• **Salsa! Caliente! It's hot!** 5:30-6:45 p.m. Sundays, May 31, June 7, 14, 21 World's most popular Latin dance. Starts with the basics then steams on to moves that will make you look awesome on the dance floor. Includes many secrets of leading and following. You do not have to bring a partner. Taught by Tom Masterson. Cost \$50 per person, or \$95/couple for entire 4-week class.

• **BALLROOM DANCING - Introduction** 6:50-8:10 p.m. Sunday May 31, June 7, 14, 21 Foxtrot, Waltz, Swing, Tango. Great music, fun dancing and wonderful people. Learn the basic secrets of leading & following and the joy of dancing together with a partner. No experience needed. You do not need to bring a partner. Taught by Tom Masterson. Cost \$50 per person, or \$95/couple for entire 4-week class.

• **Continuing Ballroom** 8:15-9:30 p.m. Sundays, May 31, June 7, 14, 21 -Ready for the next step? Waltz, Swing, Tango or Salsa. Each evening we will focus on one dance, review some basics and add some really cool intermediate steps. You



Wednesday

Thursday

Friday

Saturday

3

Zumba – AV
Scottish Country Dancing –

Maroon Bells Morris – North-
strictly Ballroom – PST

3

4

5:30 PM Beg. Belly Dance – KaKS
6:00 PM Skido Balboa, Jitterbug – MC
6:30 PM Int. Belly Dance – KaKS
7:00 PM Scottish Country Dancing –
Ft.Col.
7:00 PM Denver Ceili Club – HIC
7:00 PM Tango Colo. Practicas – PST
7:00 PM Scottish Country Dancing –
Parker
7:30 PM Hawaiian Hula – Dairy Cntr
7:30 PM Breathless in Berthoud

4

5

7:00 PM Milonga Mercurio – MC
7:15 PM Comm Dance CFOOTMAD Bldr
– AV
7:30 PM Boulder Intern FolkDancing –
PSt

5

6

10:00 AM Clogging with Ken – SHM
2:00 PM Waltz w/Barbara Roach– PSt
7:00 PM Westminster OldTime
Comm.– WGH
7:00 PM DoTH Milongas – PEH
7:00 PM Pearl St. Swing
7:30 PM Westminster Old Time
8:00 PM FoTD Contra – FCSC

6

10

Zumba – AV
Wednesday Waltz – AV
Scottish Country Dancing –

Maroon Bells Morris – North-

10

11

5:30 PM Beg. Belly Dance – KaKS
6:00 PM Skido Balboa, Jitterbug – MC
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Parker
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7:00 PM Denver Ceili Club – HIC
7:00 PM Scottish Country Dancing –
Ft.Col.
7:30 PM Breathless in Berthoud
7:30 PM Hawaiian Hula – Dairy Cntr

11

12

7:00 PM Ft. Collins Swing Night – TICO
7:00 PM Milonga Mercurio – MC
7:15 PM Denver Contra CFOOTMAD –
HMC
7:30 PM Boulder Intern FolkDancing –
PSt

12

13

10:00 AM Clogging with Ken – SHM
1:00 PM Little London Assembly – IDI
7:00 PM Zesty Contra CFOOTMAD –
SCC
8:00 PM Scandinavia Dance Party – PST

13

17

Zumba – AV
Scottish Country Dancing –

Maroon Bells Morris – North-
strictly Ballroom – PST

17

18

5:30 PM Beg. Belly Dance – KaKS
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7:00 PM Scottish Country Dancing –
Ft.Col.
7:30 PM Hawaiian Hula – Dairy Cntr
7:30 PM Breathless in Berthoud

18

19

7:00 PM Milonga Mercurio – MC
7:15 PM Comm CFOOTMAD Bldr – AV
7:30 PM Boulder Intern FolkDancing –
PSt

19

20

10:00 AM Clogging with Ken – SHM
7:00 PM DoTH Milongas – PEH
7:00 PM Pearl St. Swing
8:00 PM FoTD Contra Ft Collins –
FCSC
8:00 PM FoTD Contra Ft Collins – FCSC

20

24

Zumba – AV
Scottish Country Dancing –

Wednesday Waltz – AV
Maroon Bells Morris – North-

24

25

5:30 PM Beg. Belly Dance – KaKS
6:00 PM Skido Balboa, Jitterbug – MC
6:30 PM Int. Belly Dance – KaKS
7:00 PM Tango Colo. Practicas – PST
7:00 PM Scottish Country Dancing –
Parker
7:00 PM Scottish Country Dancing –
Ft.Col.
7:00 PM Denver Ceili Club – HIC
7:30 PM Breathless in Berthoud
7:30 PM Hawaiian Hula – Dairy Cntr

25

26

7:00 PM Milonga Mercurio – MC
7:00 PM Ft. Collins Swing Night – TICO
7:15 PM Denver Contra CFOOTMAD –
HMC
7:30 PM Boulder Intern FolkDancing –
PSt

26

27

10:00 AM Clogging with Ken – SHM
1:00 PM Little London Assembly – IDI
7:00 PM FoTD Waltz Night – TICO
7:00 PM Swing at the Avalon – AV

27




May

Sunday

Monday

Tuesday

V

			
<p style="text-align: right;">3</p> <p>12:00 PM Argentine Tango Beg/Ad-AV 1:00 PM MGG Folkdancers-MGC 2:00 PM Waltz w/Barbara Roach-PSt 4:30 PM Scottish Cntry Dancing-PSt 5:30 PM Skidoo Teacher Choice -MC 6:30 PM Hora Romanesca-Grace Lutheran Church 7:00 PM Boulder Israeli Dance -PSt 7:00 PM Waltz w/Grace&Elegance - DS</p>	<p style="text-align: right;">4</p> <p>1:30 PM English Country Dance - CSSC 5:30 PM Beg Belly Dance - SRS 6:30 PM Int. Belly Dance - SRS 7:00 PM Scottish Country Dancing - Den. 7:00 PM Folk Dance in Mountains - Nederland 7:00 PM Boulder Swing Dance- KaKs 7:30 PM Scandinavian Dancing - PSt</p>	<p style="text-align: right;">5</p> <p>6:00 PM Skidoo Lindy Series- MC 7:00 PM Israeli Folk Dancing - HEA 7:00 PM Boulder Swing Dance- KaKs 7:00 PM Tango Colo. Practicas - DT 7:30 PM Calico&Boots Square Dance - PSt 7:30 PM Int. Folk Dance - EG</p>	<p>5:30 7:00 IDC 7:30 glen 7:45</p>
<p style="text-align: right;">10</p> <p>10:00 AM Argentine Tango Beg/Ad-AV 10:00 AM Romanian Workshop Review - KaKS 2:00 PM Tea Dances -AV 4:30 PM Scottish Cntry Dancing-PSt 5:30 PM Skidoo Teacher Choice -MC 6:00 PM Argentine Tango (LasTresM) - AV 6:30 PM Hora Romanesca-Grace Lutheran Church 7:00 PM Boulder Israeli Dance -PSt</p>	<p style="text-align: right;">11</p> <p>1:30 PM English Country Dance - CSSC 5:30 PM Beg Belly Dance - SRS 6:30 PM Int. Belly Dance - SRS 7:00 PM Boulder Swing Dance- KaKs 7:00 PM Scottish Country Dancing - Den. 7:00 PM Folk Dance in Mountains - Nederland 7:30 PM Scandinavian Dancing - PSt</p>	<p style="text-align: right;">12</p> <p>6:00 PM Skidoo Lindy Series- MC 7:00 PM Israeli Folk Dancing - HEA 7:00 PM Boulder Swing Dance- KaKs 7:00 PM Tango Colo. Practicas - DT 7:30 PM Int. Folk Dance - EG</p>	<p>5:30 7:00 IDC 7:00 7:30 gler</p>
<p style="text-align: right;">17</p> <p>12:00 PM Argentine Tango Beg/Ad-AV 2:00 PM Waltz w/Barbara Roach- PSt 4:30 PM Scottish Cntry Dancing-PSt 5:30 PM Skidoo Teacher Choice -MC 6:30 PM Hora Romanesca-Grace Lutheran Church 7:00 PM Boulder Israeli Dance -PSt</p>	<p style="text-align: right;">18</p> <p>1:30 PM English Country Dance - CSSC 5:30 PM Beg Belly Dance - SRS 6:30 PM Int. Belly Dance - SRS 7:00 PM Folk Dance in Mountains - Nederland 7:00 PM Scottish Country Dancing - Den. 7:00 PM Boulder Swing Dance- KaKs 7:30 PM Scandinavian Dancing - PSt</p>	<p style="text-align: right;">19</p> <p>6:00 PM Skidoo Lindy Series- MC 7:00 PM Calico & Boots Square Dance - pst 7:00 PM Israeli Folk Dancing - HEA 7:00 PM Boulder Swing Dance- KaKs 7:00 PM Tango Colo. Practicas - DT 7:30 PM Int. Folk Dance - EG</p>	<p>5:30 7:00 IDC 7:30 gler 7:45</p>
<p style="text-align: right;">24</p> <p>12:00 PM Argentine Tango Beg/Ad-AV 1:30 PM Cajun Dance - MC (ck. time) 4:30 PM Scottish Cntry Dancing-PSt 5:30 PM Skidoo Teacher Choice -MC 6:00 PM Argentine Tango LTM - AV 6:30 PM Hora Romanesca-Grace Lutheran Church 7:00 PM Boulder Israeli Dance -PSt</p>	<p style="text-align: right;">25</p> <p>5:30 PM Beg Belly Dance - SRS 6:30 PM Int. Belly Dance - SRS 7:00 PM Folk Dance in Mountains - Nederland 7:00 PM Boulder Swing Dance- KaKs 7:00 PM Scottish Country Dancing - Den. 7:30 PM Scandinavian Dancing - PSt</p>	<p style="text-align: right;">26</p> <p>6:00 PM Skidoo Lindy Series- MC 7:00 PM Boulder Swing Dance- KaKs 7:00 PM Tango Colo. Practicas - DT 7:00 PM Israeli Folk Dancing - HEA 7:30 PM Int. Folk Dance - EG</p>	<p>5:30 7:00 IDC 7:30 gler</p>

Location Code Follows the Event
 Please Refer to Page 2

Wednesday

Thursday

Friday

Saturday



7:00 PM Milonga Mercurio – MC
 7:15 PM Comm Dance CFOOTMAD Bldr – AV
 7:30 PM Boulder Intern FolkDancing – PSt

1

10:00 AM Clogging with Ken – SHM
 7:00 PM DoTH Milongas – PEH
 7:00 PM Westminster OldTime Comm.– WGH
 7:00 PM Pearl St. Swing
 7:30 PM Westminster Old Time
 8:00 PM FOTD Contra Ft Collins–FCSC

2

6
 Umba – AV
 Scottish Country Dancing –
 Maroon Bells Morris – North-
 strictly Ballroom – PSt

7
 5:30 PM Beg. Belly Dance – KaKS
 6:00 PM Skido Balboa, Jitterbug – MC
 6:30 PM Int. Belly Dance – KaKS
 7:00 PM Denver Folk Dancers – WMC
 7:00 PM Tango Colo. Practicas – PSt
 7:00 PM Denver Ceili Club – HIC
 7:00 PM Scottish Country Dancing – Parker
 7:00 PM Scottish Country Dancing – Ft.Col.
 7:30 PM Breathless in Berthoud
 7:30 PM Hawaiian Hula – Dairy Cntr

8
 7:00 PM Milonga Mercurio – MC
 7:00 PM Ft. Collins Swing Night – TICO
 7:15 PM Denver Contra CFOOTMAD – HMC
 7:30 PM Boulder Intern FolkDancing – PSt
 7:30 PM Romanian Workshop – PSt

9
 9:00 AM Romanian 9am & 2 & 7pm MGG–WR
 10:00 AM Clogging with Ken – SHM
 1:00 PM Little London Assembly – IDI
 7:00 PM Zesty Contra CFOOTMAD – SCC
 8:00 PM Scandinavia Dance Party – PSt

13
 Umba – AV
 Scottish Country Dancing –
 Wednesday Waltz – AV
 Maroon Bells Morris – North-

14
 5:30 PM Beg. Belly Dance – KaKS
 6:00 PM Skido Balboa, Jitterbug – MC
 6:30 PM Int. Belly Dance – KaKS
 7:00 PM Denver Folk Dancers – WMC
 7:00 PM Scottish Country Dancing – Parker
 7:00 PM Scottish Country Dancing – Ft.Col.
 7:00 PM Denver Ceili Club – HIC
 7:00 PM Tango Colo. Practicas – PSt
 7:30 PM Breathless in Berthoud
 7:30 PM Hawaiian Hula – Dairy Cntr

15
 7:00 PM Milonga Mercurio – MC
 7:15 PM Comm CFOOTMAD Bldr – AV
 7:30 PM Boulder Intern FolkDancing – PSt

16
 10:00 AM Clogging with Ken – SHM
 2:00 PM Waltz w/Barbara Roach– PSt
 7:00 PM Pikes Peak Trad Dance – HCC
 7:00 PM DoTH Milongas – PEH
 7:00 PM Pearl St. Swing
 8:00 PM FOTD Contra Ft Collins – FCSC

20
 Umba – AV
 Scottish Country Dancing –
 Maroon Bells Morris – North-
 strictly Ballroom – PSt

21
 5:30 PM Beg. Belly Dance – KaKS
 6:00 PM Skido Balboa, Jitterbug – MC
 6:30 PM Int. Belly Dance – KaKS
 7:00 PM Tango Colo. Practicas – PSt
 7:00 PM Denver Ceili Club – HIC
 7:00 PM Scottish Country Dancing – Ft.Col.
 7:00 PM Scottish Country Dancing – Parker
 7:00 PM Denver Folk Dancers – WMC
 7:30 PM Breathless in Berthoud
 7:30 PM Hawaiian Hula – Dairy Cntr

22
 7:00 PM Milonga Mercurio – MC
 7:00 PM Ft. Collins Swing Night – TICO
 7:15 PM Denver Contra CFOOTMAD – HMC
 7:30 PM Boulder Intern FolkDancing – PSt

23
 10:00 AM Clogging with Ken – SHM
 7:00 PM FoTD Waltz Night – TICO
 7:00 PM Swing at the Avalon – AV
 8:00 PM StoryTelling – Berthoud

27
 Umba – AV
 Wednesday Waltz – AV
 Scottish Country Dancing –
 Maroon Bells Morris – North-

28
 5:30 PM Beg. Belly Dance – KaKS
 6:00 PM Skido Balboa, Jitterbug – MC
 6:30 PM Int. Belly Dance – KaKS
 7:00 PM Denver Folk Dancers – WMC
 7:00 PM Denver Ceili Club – HIC
 7:00 PM Tango Colo. Practicas – PSt
 7:00 PM Scottish Country Dancing – Parker
 7:00 PM Scottish Country Dancing – Ft.Col.
 7:30 PM Hawaiian Hula – Dairy Cntr
 7:30 PM Breathless in Berthoud

29
 7:00 PM Milonga Mercurio – MC
 7:30 PM Boulder Intern FolkDancing – PSt
 8:00 PM CFOOTMAD Waltz – AV

7

30
 10:00 AM Clogging with Ken – SHM
 11:00 AM Planina sings – BIM Fest
 1:00 PM Little London Assembly – IDI
 2:00 PM Waltz w/Barbara Roach– PSt
 7:00 PM Pearl St. Swing
 8:00 PM Fifth Saturday Byggedans–PSt
 8:00 PM FOTD Contra– FCSC

June

Sunday

Monday

Tuesday

<p>31</p> <p>12:00 PM Argentine Tango Beg/AD-AV 2:00 PM Waltz w/Barbara Roach- PSt 4:30 PM Scottish Cntry Dancing-PSt 5:30 PM Skidoo Teacher Choice -MC 5:30 PM Salsa Caliente - CDC 6:30 PM Hora Romanesca-Grace Lutheran Church 6:50 PM Intro Ballroom - CDC 7:00 PM Boulder Israeli Dance -PSt 8:15 PM Continuing Ballroom - CDC</p> <p>May</p>	<p>1</p> <p>5:30 PM Beg Belly Dance - SRS 6:30 PM Int. Belly Dance - SRS 7:00 PM Scottish Country Dancing - Den. 7:00 PM Boulder Swing Dance- KaKs 7:00 PM Folk Dance in Mountains - Nederland 7:30 PM Scandinavian Dancing - PSt</p>	<p>2</p> <p>5:3 7:0 IDC 7:3 gle 7:4</p> <p>6:00 PM Skidoo Lindy Series- MC 7:00 PM Tango Colo. Practicas - DT 7:00 PM Israeli Folk Dancing - HEA 7:00 PM Folk Dance - Bldr Farmers Mkt 7:00 PM Boulder Swing Dance- KaKs 7:30 PM Calico&Boots Square Dance - PSt 7:30 PM Int. Folk Dance - EG</p>
<p>7</p> <p>12:00 PM Argentine Tango Beg/Ad-AV 1:00 PM MGG Fölk dancers-MGC 2:00 PM Waltz w/Barbara Roach- PSt 4:30 PM Scottish Cntry Dancing-PSt 5:30 PM Skidoo Teacher Choice -MC 5:30 PM Salsa Caliente-CDC 6:30 PM Hora Romanesca-Grace Lutheran Church 6:50 PM Intro Ballroom - CDC 7:00 PM Boulder Israeli Dance -PSt 8:15 PM Continuing Ballroom - CDC</p>	<p>8</p> <p>5:30 PM Beg Belly Dance - SRS 6:30 PM Int. Belly Dance - SRS 7:00 PM Boulder Swing Dance- KaKs 7:00 PM Scottish Country Dancing - Den. 7:00 PM Folk Dance in Mountains - Nederland 7:30 PM Scandinavian Dancing - PSt</p>	<p>9</p> <p>5:3 7:0 7:0 IDC 7:3 gle</p> <p>6:00 PM Skidoo Lindy Series- MC 6:15 PM Kids Folk Dance - Bldr Farmers Mkt 7:00 PM Israeli Folk Dancing - HEA 7:00 PM Tango Colo. Practicas - DT 7:00 PM Folk Dance - Bldr Farmers Mkt 7:30 PM Int. Folk Dance - EG</p>
<p>14</p> <p>10:00 AM Argentine Tango Beg/Ad-AV 11:00 AM Planina sings-Parker Cntry Fest 4:30 PM Scottish Cntry Dancing-PSt 5:30 PM Salsa Caliente-CDC 5:30 PM Skidoo Teacher Choice -MC 6:00 PM Argentine Tango (LasTresM) - AV 6:30 PM Hora Romanesca-Grace Lutheran Church 6:50 PM Intro Ballroom - CDC 7:00 PM Boulder Israeli Dance -PSt 8:15 PM Continuing Ballroom - CDC</p>	<p>15</p> <p>1:30 PM English Country Dance - CSSC 5:30 PM Beg Belly Dance - SRS 6:30 PM Int. Belly Dance - SRS 7:00 PM Folk Dance in Mountains - Nederland 7:00 PM Boulder Swing Dance- KaKs 7:00 PM Scottish Country Dancing - Den. 7:30 PM Scandinavian Dancing - PSt</p>	<p>16</p> <p>5:3 7:0 IDC 7:3 gle 7:4</p> <p>6:00 PM Skidoo Lindy Series- MC 7:00 PM Calico & Boots Square Dance - pst 7:00 PM Israeli Folk Dancing - HEA 7:00 PM Folk Dance - Bldr Farmers Mkt 7:00 PM Boulder Swing Dance- KaKs 7:00 PM Tango Colo. Practicas - DT 7:30 PM Int. Folk Dance - EG</p>
<p>21</p> <p>12:00 PM Argentine Tango Beg/Ad-AV 4:30 PM Scottish Cntry Dancing-PSt 5:30 PM Salsa Caliente-CDC 5:30 PM Skidoo Teacher Choice -MC 6:30 PM Hora Romanesca-Grace Lutheran Church 6:50 PM Intro Ballroom - CDC 7:00 PM Boulder Israeli Dance -PSt 8:15 PM Continuing Ballroom - CDC</p>	<p>22</p> <p>1:30 PM English Country Dance - CSSC 5:30 PM Beg Belly Dance - SRS 6:30 PM Int. Belly Dance - SRS 7:00 PM Scottish Country Dancing - Den. 7:00 PM Boulder Swing Dance- KaKs 7:00 PM Folk Dance in Mountains - Nederland 7:30 PM Scandinavian Dancing - PSt</p>	<p>23</p> <p>5:3 7:0 IDC 7:0 7:3 gle</p> <p>6:00 PM Skidoo Lindy Series- MC 6:15 PM Kids Folk Dance - Bldr Farmers Mkt 7:00 PM Folk Dance - Bldr Farmers Mkt 7:00 PM Boulder Swing Dance- KaKs 7:00 PM Tango Colo. Practicas - DT 7:00 PM Israeli Folk Dancing - HEA 7:30 PM Int. Folk Dance - EG</p>
<p>28</p> <p>12:00 PM Argentine Tango Beg/Ad-AV 1:30 PM Cajun Dance - MC (ck. time) 4:30 PM Scottish Cntry Dancing-PSt 5:30 PM Skidoo Teacher Choice -MC 6:00 PM Argentine Tango LTM - AV 6:30 PM Hora Romanesca-Grace Lutheran Church 7:00 PM Boulder Israeli Dance -PSt</p>	<p>29</p> <p>1:30 PM English Country Dance - CSSC 5:30 PM Beg Belly Dance - SRS 6:30 PM Int. Belly Dance - SRS 7:00 PM Boulder Swing Dance- KaKs 7:00 PM Folk Dance in Mountains - Nederland 7:00 PM Scottish Country Dancing - Den. 7:30 PM Scandinavian Dancing - PSt</p> <p>8</p>	<p>30</p> <p>6:00 PM Skidoo Lindy Series- MC 7:00 PM Folk Dance - Bldr Farmers Mkt 7:00 PM Tango Colo. Practicas - DT 7:00 PM Boulder Swing Dance- KaKs 7:00 PM Israeli Folk Dancing - HEA 7:30 PM Int. Folk Dance - EG</p>

Location Code Follows the Event
Please Refer to Page 2

do not need to bring a partner. Taught by Tom Masterson. Cost \$50 per person, or \$95/couple for entire 4-week class, or \$15/person drop-in

FOLK DANCING for EVERYONE
TUESDAY Evenings starting June 2, 7-10 p.m. Outside on the Boulder Farmers' Market Plaza - Fun folkdances from around the world are taught and danced each Tuesday evening outside under the stars on the Boulder Municipal Plaza [13th Street between Canyon & Arapahoe beside Dushanbe Teahouse & Farmer's market]. The program starts on Tuesday, June 2, and continues through Sept. 9. There is beginning level teaching from 7:00 to 8:00; no partner or experience needed. Teaching is by Tom Masterson and other impressive teachers from around the world. Cost is FREE! (donations appreciated!) Sponsored by Danceophile Studio & Postoley Dance Ensemble. Everyone is welcome to join us any evening. More information: 303 499-6363 www.postoley.org www.postoley.org

• **FOLK DANCES for CHILDREN**
 Tuesday Evenings, June 9, 23, July 7, 21, 6:15-7:00 p.m. Outside on the Boulder Farmers' Market Plaza - For children of all ages and their parents! Free! A really oriented event outside under the stars on the Boulder Municipal Plaza. All dances are taught! Starts at 6:15 pm. No experience needed. Teaching by Tom Masterson. Cost is FREE! (donations appreciated!) A wonderful way to introduce children to dance, & to experience our ethnic and cultural roots! Sponsored by Postoley Dance Ensemble & Danceophile Studio. Bring the whole family! More information: 303 499-6363. www.postoley.org.

CAJUN - ZYDECO

Cajun Dances sponsored by CFCZ (Colorado Friends of Cajun Zydeco Music and Dance): usually the 4th Sundays at the Mercury Café, Denver with the local zydeco band The Amazing Zydematics. Dances held from 1:30-5:30 p.m. Doors open at 1 pm, complementary dance lesson at 1:30 pm. Check the website for details as some monthly dance dates may vary: www.cfcz.org.

Dan Willging at 303-745-

CELTIC & ENGLISH

Colorado Morris now consists of three teams, all of which will start practicing again after the performance season is over, and that means that beginners are welcome. All three teams have danced at the International Festival. Particulars on the teams' practices are:

Maroon Bells Morris dances Cotswold and the occasional longsword dances. It is the longest-standing of the three and you've probably seen us in our whites and ribbons somewhere in the state. Practice is on Wednesdays 7:30-9:30 p.m. in Northglenn.

"Fresh on the heels of teaching 300 Girl Scouts to dance the Morris, the Maroon Bells Morris Dancers are announcing the beginning of their busy dance season. Starting with our annual Dance Up The Sun at Dawn exercises (*University of Denver, 1870 S High St Denver, CO 80210*), the Maroon Bells and Breathless in Berthoud Border Morris will take to the road on Friday May 1st, for our Mayday Tour. Mayday Morris Mania continues with dancing Saturday May 2nd at Harlequin Gardens in Boulder from 11-11:30, and also at the Fort Lupton Heritage - Festival beginning at 1 PM.

Come be part of the Mayday Morris Mobilization! Details TBA, check website www.maroonbellsmorris.org or call Squire Robin Smith: (303)651-0909"

Breathless in Berthoud is a Border Morris team, the border referring to the one between England and Wales. If you've seen dancers in colorful tatty coats and hats, you've watched Border. Practice is on Thursdays from 7:30 to 9 p.m. in Berthoud.

The Tommyknockers were started in 2002 by children of adults on the Maroon Bells Morris team and have since expanded to any interested kids. No description of the kit is needed - you recognize them by their age. Practice is on an irregular basis in Louisville, so call Nancy at 303-665-9413 for current details. Questions and requests for more information should be directed to Robin at 303-651-0909 or squire@maroonbellsmorris.org. Please also visit: www.maroonbellsmorris.org

Denver Ceili Club: Come do Irish aerobics in a social setting with Molly Bennett,

instructor. Thurs. evenings at 7ish at the Friendship Irish Dance Center, 1944/1941 South Quebec St, Denver. Call 303-750-3510 for more info.

English Country Dance (sponsored by Colorado Friends of Old Time Music & Dance): Experience the Sense & Sensibility of English Country Dance to live music. All dances are taught and walked through; no partner or previous experience needed. Cost: (\$10 with a \$2 discount for CFOOTMAD members). Info: www.cfootmad.org or call 303 321-2262.

Little London Assembly - English Country Dance - Monday Sessions 1:30-3:00pm Colorado Springs Senior Center 1514 N Hancock, C/S, CO 80903, rates set by the City of COS (approx \$1.50 per session) - May 4, 11, 18, June 8, 15, 22 29

Saturday Sessions, 1:00-3:00pm International Dance Club 2422 Busch Ave C/S CO 80904 - May 9, 30, June 13, 27 Regular sessions are \$5, The ball is \$10 from 1-4pm. Contact Joan Bryant (719) 494-0563

Irish Set Dance Class: Time & place in Denver to be arranged. Contact Pat McCullough 303-777-0502 or celticevents@rmi.net.

Scottish Country Dancing: No partner needed for any classes; beginners welcome.

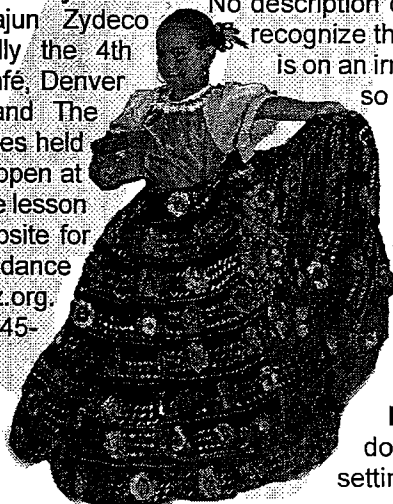
* **Boulder:** Sundays 4:30 - 6:30 p.m. at the Pearl St. Studio, Boulder. \$3. Contact Bob Bumham, 303-431-6870 meineadair@earthlink.net.

* **Denver:** Mondays 7-9 p.m. at St. Peter & St. Mary Episcopal Church (2nd & Acoma), \$3.50. Contact Jamie MacKinnon, 303-451-7466, jmemack@comcast.net

* **Ft. Collins:** Thursdays 7-9 p.m. at the Worthington, 900 Worthington Circle, free. Contact Jeff Davis at 970-223-7730 pikadavis@msn.com or Jim Sites, 970-223-6013, sites@lamar.colostate.edu

* **Parker:** Thursdays 7-9 p.m. at the Main Street Center, 19650 E. Main Street, \$4/\$3 members. Contact Sam Reynolds (teacher) at 303-805-1446 or sam@SpinwardStars.com

* **Colorado Springs:** Pikes Peak Scottish Country Dancers (PPSCD) meet every Wednesday at the International Dance Club (IDC), 2422 Busch Ave, Colo Springs 80904 from 7pm to 9pm. Cost is \$5 per session. Contact Brenda Crane (719) 599-4344 or John Crumlin 310-1784



INTERNATIONAL

Belly Dance Classes: taught by Natasha. For info. & directions call 303-772-4267. See us on the web at www.natashadances.com.

Boulder: Thursdays, 5:30p.m. beginners, 6:30p.m. intermediate at Kakes Studio, Boulder.

Longmont: Mondays, 5:30 p.m. beginners, 6:30 p.m. intermediate, 7:30 p.m. performing; at Silk Road Studio, Longmont (59th St. near Hygiene Road). Call for directions.

BIFD(Boulder International Folk Dancers): Invite you to our Romanian workshop on May 8, 9, and 10. See more details under Special Events. Friday nights, teaching 7:30-8:30 p.m., open dancing 8:30-11 p.m. at the Pearl Street Studio, Boulder. Golden Oldies night held on the 5th Fridays with the programmer playing your favorite "oldie" dances. \$4. For info, call Ilana at 303-449-2381 or visit www.boulderifd.org.

Denver Area Folk Dancers (DAFD): Thursdays, October through May (and during bad weather in the summertime) at Warren United Methodist Church Annex (upstairs), 14th & Gilpin in Denver. Lesson 7-8 p.m., open dancing 8-10:30 p.m. \$4. For more info call Beverly Elinoff at 303-322-8257 or Debby Bowinski at 303-692-8213.

Folk, Ballroom, Swing, Latin, Contra, Character & Performance dance Private Instruction: Any day, any time. For individuals, groups, parties, wedding receptions & more. Dance choreography to your favorite music. Tom Masterson, 303-499-6363, masterst@colorado.edu, Danceophile Studio, Boulder. www.postoley.org

FOLKDANCING in the Mountains Mondays, 7:00-9 p.m. Nederland Community Center - Fun folkdances from around the world are taught and danced each Monday evening in the mountains in Nederland at the newly remodeled Community Center. [750 Hwy 72: from traffic circle in Nederland, turn right into Community Center]. Introductory level, no partner or experience needed. Only \$5. A wonderful way to learn great dances, experience our ethnic & cultural roots, meet lots of new friends, and get in shape, all at the same time! Fabulous wood dance floor. Bring your dance shoes, or wear stocking feet. Awesome snacks at half-time. Everyone is welcome to join us on any evening. Info: 303 499-6363 or 303 258-3652

Folk Dance Lessons: Sheila Sharpe

teaches folk dance at parties, weddings, etc. 303-377-4111.

Hawaiian Hula Classes: HALAU HULA O NA MAUNA KOMOHANA Teaches ongoing Hawaiian Hula and Chant every Thursday night at The Dairy Center for the arts: Boulder Ballet Studio, 27th & Walnut. 7:30pm to 9pm Cost: \$15 for dropins; \$55 for 5week punchcard. Open to men, women, teens who've had some type of dance (not necessarily Hula). Both ancient and modern Hula will be taught, as well as some language, chanting, culture, history and politics. Contact: M Pumehana Paisner, 303 447 9772 or miriampaisner@hotmail.com or www.oconnor.gs/halau.html

Hawaiian, Israeli & Country Western Dance Teacher: Available on call for private or group lessons. For more info call Miriam "Pumehana" Paisner at 303-447-9772 or visit www.oconnor.gs/mp.html.

Hora Romaneasca: Romanian Folkdance Ensemble based in Boulder. Available for performances presenting the rich folk culture of Romania, highlighting its dance, music, costumes, and folk arts. Rehearsals currently held on Sundays, starting at 6:30 p.m. at the Grace Lutheran Church, Boulder. Please contact Mihail Codrescu at mihail1@netscape.net or 303-494-5640 if you are interested in attending performances, purchasing authentic Romanian wares or joining the group.

Hungarian Dancing "Tanchaz": Held monthly in Denver. Contact Dave Schmitz at 303-981-8612 for info.

International Folk Dance: Tuesdays, 7:30-10 p.m. Empire Grange, Ft. Collins. For info contact Daryl Keney at 970-223-5362.

Maple Grove Grange Folkdancers: Folk Dance Party & Potluck on 1st Sundays, 1-6 p.m. at the Maple Grove Grange, Golden. Wood floor, potluck. \$3. Contact Jerry Accettura at 303-763-8404 for more info.

ISRAELI

Boulder Israeli Dance: Sundays at the Pearl Street Studio, Boulder. Teaching 7-8 p.m., open dancing 8-10 p.m. \$5/session, first time free. Info: Call Skip Ellis at 303-440-9388 or Marshall Shapiro at 303-641-6511.

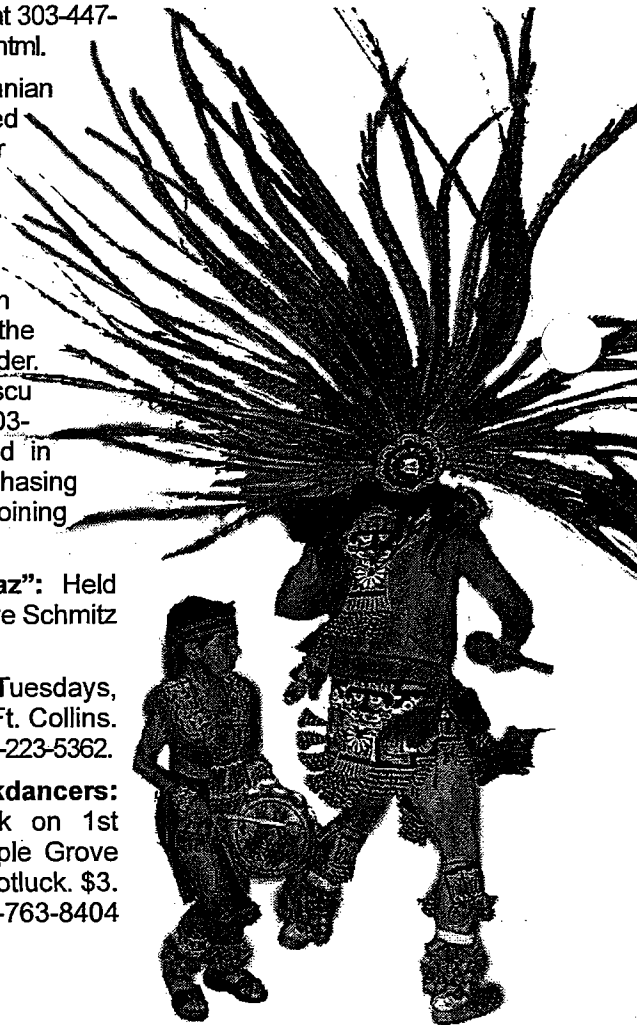
Israeli Folk Dancing: Beginning, intermediate & advanced instruction and open dancing led by Joan Saliman & Bev

Michaels. Beginning classes are held monthly. Tuesdays, 7-10 p.m., at the Hebrew Ed. Alliance, 3600 S. Ivanhoe Street, Denver. \$5 or 5 classes for \$20 (with coupon). For more info call Joan Saliman: 303-671-7131.

SCANDINAVIAN

Fifth Saturday Byggedans: Held on the 5th Saturday of months that have them 8-10:30 p.m., Pearl St. Studio, Boulder Admission \$5. Info: Eric Meyer, 303-415-1187.

Scandinavian Dance Party: 2nd Saturday of every month at the Pearl St. Studio Boulder. Live music at most dances Sponsored by BSD (Boulder Scandinavian Dancers). Open dancing 8-10:30 p.m., \$5 Everyone is welcome: dance or listen. Info Mike Palmer 303-442-7689 or michael



palmer@mho.com

Scandinavian dancing: every Monday night, Pearl Street Studio, Boulder, \$5 Monday Night Scandinavian Dance Party will start its beginning classes. Classes 7:30 - 8:30pm by Nancy Ellinghaus and Larry Utter, followed by open dancing until 10:15. We usually have live music. For information please contact Nancy, 303-499-7262 or nellinghaus@juno.com.

SWING

23Skidoo! Events: All events take place at the Mercury Café in Denver. The Mercury Café is completely non-smoking and provides a full restaurant, coffee bar, and desserts. Ask about our 15 classes for \$50 package! In all of our classes listed below: No partner or experience required, rotation is optional, all ages allowed, wear anything you'd like, comfortable shoes recommended. If you have any questions, please email us at questions@23skidooland.com. Additional info at www.23skidooland.com

- **Tuesdays:** 6 p.m., Beginning Lindy Series; 7p.m., Intermediate Lindy Series; 8 p.m., Dance for only \$5. Tuesdays are the night not to be missed in Denver! The best dancers and the biggest crowd come together to dance the Lindy Hop or East Coast swing to great music. Learn with champion dancers Dan and Tiffany, who have devoted their lives to sharing great music and dance with as many people as possible. With Dan & Guest DJs! Tuesdays are our most popular night!

- **Thursdays:** 6 p.m., Balboa (or other swing dance form); 7 p.m., Intro to East Coast Swing / Jitterbug Series; 8 p.m., Dance for only \$5. Thursdays are a high energy night where you'll find a great mix of slow and fast music, all in the vintage swing vibe. You'll find great swing, jump blues, and all the classic songs of the 20s through the 50s.

- **Sundays:** 5:30 p.m., Teacher's Choice: Take a beginner class in Lindy Hop, Shag, Balboa, Charleston, Jazz Movement, or other fun dances. Class price is \$1, or \$1-\$5 suggested donation, but all are welcome; 6:30 p.m., Intro to Jitterbug, with National Champs Dan and Tiffany, or one of the members of 23 Skidoo's performance team or other guest artists. 8 p.m. Open dance. Class price is \$1, or \$1-5 suggested donation. Stay for Live Band, only \$6. See Mercury Café for schedule of bands and when they play.

Ft. Collins Swing Nite: 2nd and 4th Fridays from 7-9 p.m. at City Park Center, Ft. Collins. Call Darrick Hildman 970-498-0798 for more info.

Boulder Swing Dance: Swing Dance lessons, Monday & Tuesday nights at 7 p.m. with a new series starting every month. Taught by Shana Worel, Dan Dyer, Heather Ballew and Dano Kagen at the Kakes Studios, Boulder. Check the website for time changes or cancellations. www.boulderswingdance.com or call 720.929.9618/720.837.9630.

Pearl Street Swing & Blues: 1st and 3rd (& sometimes 5th) Saturday of the month. Intro to Lindy Hop class from 7-8:30 p.m. Dancing from 8:30 'til 1 a.m., with blues after midnight. Admission is \$5, \$10 for the lesson (includes admission to the dance). Held at the Pearl Street Studio, Boulder. For more information, see www.boulderswingdance.com.

Fourth Saturday Swing with Live Music at the Avalon: Live swing music! 4th Saturday of the month (see VAC website for changes). Local bands such as the Swingin' Seven, FortJazz Big Band, DU Claimjumpers play music for swing dancing and related forms. Intro dance lesson from 7 to 8 P.M. Music from 8 to 11 P.M. Light refreshments. No partner or prior dance experience required. All ages welcome. Plenty of free parking. Usually \$15 general admission, \$10 students. Avalon Ballroom, Boulder. Hosted by American Vernacular Dance. Info: Jim X. Borzym 303-449-5962. To sign on for email updates, send email address to events@teadance.info. For special notices: villageartscoalition.org. Community Dance Collective.

Story Telling

Meet Irene Castle! Saturday May 23 House Concert in Berthoud Colorado 8 P.M. (doors open at 7:00) \$10 Reservations & directions 970-532-4387 or sal@nibbelink.net Vernon and F, were responsible, more than any other couple, for the rage in social dancing that swept across America in the years leading up to the first world war. They took a dance form frowned upon by respectable society as unseemly, and transformed it with their grace and style into a most elegant and fashionable hobby for rich and poor alike, for old and young.

TANGO

Argentine Tango: dance hosted by Las Tres Mujeres. Every 2nd and 4th Sunday of the month from 6pm to 11pm at the Avalon, 6185 Arapahoe, Boulder. Potluck and wine, very casual. No partner necessary. Admission \$5.00. For more details contact Nancy Primmer at 303-237-9605 or email nprimmer@yahoo.com

Argentine Tango Beginner (1pm - 2pm) and Advanced Beginner (12pm - 1pm) lessons every Sunday at the Avalon, 6185 Arapahoe, Boulder. The lessons are from 12pm - 2pm, except the 2nd Sunday of the month when they are from 10am - 12pm. No partner needed. Cost is \$24/month or \$7.00 drop-in. Private lessons are available. For more details please

contact Nancy at 303-237-9605 or email nprimmer@yahoo.com.

Deb Sclar & Brian Dunn Private Instruction: Deb and Brian are available for private instruction and presentations that combine dance performance historical commentary, tango fashion/art food and authentic music accompaniment. For more info, visit www.danceoftheheart.com or call 303-938-0716 x2.

Dance of the Heart (DoTH) Milongas: Intro. to Milonga generally on 1st and 3rd Saturday of the month. Class 7-8 p.m. Social dancing starts at 8 p.m. at PreEminence Hall, 3213 Walnut Street, Boulder. \$10 with intro. class, \$7 otherwise. To confirm dates and get more info, call Deb Sclar at 303-938-0716 or visit www.danceoftheheart.com

Milonga Mercurio: Every Friday from 9:30 p.m.-2 a.m. at the Mercury Café, Denver. Beginning class at 7 p.m., intermediate at 8 p.m. Call Marilyn Meginity at 303-294-9281.

Tango Colorado Practicas: Boulder: Every Thursday, Pearl Street Studio Denver: Every Tuesday, Turnverein Class 7-8 p.m., followed by a dance and practice period until 10:30 p.m. Classes are taught by Denver's best local Argentine Tango teachers. Usually, there is a guest Argentine Master once a month at no additional charge. The classes are fundamentals classes, not just for beginners, but perfect for all who want to begin, to perfect their balance, their connection and their foundation to dance at the most advanced level. Class prices: Members: \$5, nonmembers: \$8. Buy class package at the first of the month and get one class free. Dance and Practica: Members: \$8, nonmembers: \$10 Contact Pat Patton at 303-466-3820, call our hotline at 303-370-9356 or visit our website www.tango.org/dance/tango_Colorado.html.



VAC Interesting News

continued from front

VAC International Festival Saturday, June 20th & Sunday, June 21st, 2009 Pearl Street Mall in front of the Courthouse

History of the VAC International Festival - The Village Arts Coalition operated the "The Folk Life Fair" as a part of the Creek Festival from 1982 to 1997. It was held in front of the public library. A portable wood floor was assembled and folk dances, from countries around the world, were performed in colorful national costumes. Vendors of imported merchandise circled the dance floor. It was an open-air event that had to be called occasionally because of rain. Eager dancers sometimes resorted to dancing under an umbrella. In 1998 VAC started the "Boulder International Festival" in the same location but, without the Creek Festival, it was isolated and was not successful.

The Boulder Creek Events organization assumed management and expansion of the Creek Festival in 1999, and the Boulder International Festival, was moved to the Pearl Street Mall. It was expanded into a large tent with a new portable wood floor designed and built by volunteers. The new venue, including live as well as recorded music to accompany performances, an increase in the variety of performances and vocal music is a welcome addition to the entertainment. An international market with vendors selling imported merchandise and food booths still surround the tent. Offering of open dancing with a Balkan Band has been added at the end of Saturday performances. In 2006, "Boulder" was dropped and the name "Village Arts Coalition" or "(VAC) International Festival" was adopted. A display of flags from around the world and bulletin boards showing photographs of international dance events adds to the exciting and colorful atmosphere of a summer afternoon in Boulder. The VAC International Festival has become an important annual event on the downtown mall and is enjoyed by thousands of people every year.



These are some of the groups that will be entertaining us at the VAC International Festival:

Tango Colorado, Sahara Silk Road Belly Dancers, Boulder Spelemannslag, Hāau Hula O NāMauna Komohana, Rafi'ah & Bellydance Artists Boulder Swing Dance, John Chu- Participatory International Folk Dance teaching, Boulder Bateria (Brazilian percussion), Colorado Morris Hamsa Arts – Boulder Belly Dance, Storm Mountain Folk Dancers, Scottish Country Dancers of Colorado, Rocky Mountain Polynesians Shivanjali, Academy for Indian Classical Dance, Streetside (hip hop), Beledi Dance Caravan (Middle Eastern), Hora Romaneasca (Romanian dance) Grupo Folclorico Nueva Alianza (Mexican folk dance), Shireen and Friends – Bellydance and Flamenco, Kutandara Youth Performance Ensembles...AND MORE!

Submitted by Hermine Higgins

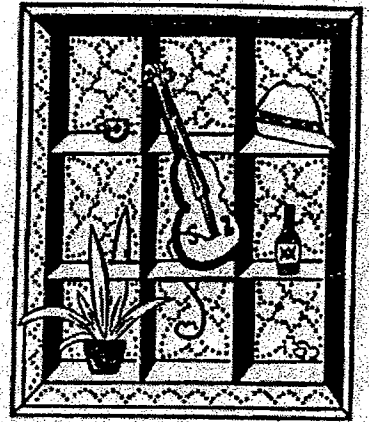
For a complete list and schedule please visit our web site at www.villageartscoalition.org



The Village Arts Coalition
VAC/Stomp
c/o PIP Printing
673 30th Street
Boulder CO 80303

ATTIC WINDOWS

❖ The Newsletter and Calendar of CFOOTMAD ❖
The Colorado Friends of Old Time Music and Dance



May/June 2009

24-hour Hotline: 303-592-3972

Denver/Boulder Area

www.cfootmad.org

Colorado Friends of Old Time Music and Dance (CFOOTMAD) Mission Statement: CFOOTMAD fosters enjoyment and promotion of American traditional music and dance. CFOOTMAD welcomes all to participate in community events organized by its members, performers and volunteers.

PERFORMER SPOTLIGHT – DEB AND THE PARIAS

Deb and the Pariahs is a contra band made up of Deb Carstensen, Eric Olson, Mark Brissenden and Rodney Sauer. Rodney named the band because he always wanted to be in a band called "The Pariahs." A "pariah" is a scorned, outcast individual, or a musician playing a pariah instrument. Mark plays banjo. Eric is on uilleann pipes, or Irish bagpipes. Rodney ventures into accordion, although he plays mostly keyboard for the dances. Deb is the fiddler.

Most of the band members have been connected with CFOOTMAD for years in various groupings. They got together for a contra dance, and haven't quit playing together since.

Both Mark and Deb have been musician representatives on the board for CFOOTMAD. Deb says, "We have all contra danced and love it so much that it only makes sense that we love to play for them!" It helps the band know what the dancers want and what music makes it exciting for the dancers to dance.

The band enjoys playing music that moves the dancers up and down the hall, whipping them into a shout filled frenzy of turns and swings. Deb exclaims, "The energy we put out flows back to us and then grows as it bounces back and forth from stage to dancers. It's great to know that we play a part in a dance that's going well, enabling dancers to escape from the worries of the day into the ecstasy of the dance."



The band members all enjoy performances other than contra dances, specializing in Celtic music. They play for weddings and Irish dances. Rodney and Deb play for the English Country dances. Rodney is very successful with his Mont Alto Silent Movie Orchestra. In addition to banjo, Mark plays fiddle, guitar and bazouki. Besides the uilleann pipes, Eric plays guitar and sings. Deb teaches fiddle at the Denver Folklore Center.

Outside of music, Deb is a nurse, Eric is a computer programmer, and Rodney is a desktop publisher for scientific publications. Mark is a professional musician!

For the future of CFOOTMAD the band hopes for an ongoing infusion of young people who will carry it through the generations.

By Carol Fey

CFOOTMAD NEEDS YOU

As many of you are aware, CFOOTMAD is a volunteer organization. But like me, you may never have considered all the volunteer talent that goes into making the dance you attend a highlight of your week.

Here we go: the dance series coordinator(s) who have negotiated the contract for the hall, booked the bands, callers and sound person; the volunteers who teach the class before the dance; the volunteer dance "angels" who partner the new dancers attending the pre-dance class; the volunteer coordinator; the door volunteers who greet you with a smile and accept your money; the refreshment volunteers, who cheerfully prepare the food in the kitchen, put it out at the break and whisk the empty serving trays away; the volunteers who go to the store to purchase the refreshments or even bake them; the volunteers who fill the water containers and keep them refilled throughout the dance; the volunteer who bought the ice for the water container; the volunteers who stay after the dance to help with cleanup, including picking up water cups, sweeping the floor, emptying the trash and storing the sound equipment until the next dance. One reason that we are able to get the good rental prices for the venues that we have is because of the care taken to leave the dance hall in good condition.

Our volunteer opportunities do not stop there. Volunteers include the Treasurer Sue Home, Grant Writer Caroline Fuller assisted by Robbi Cartwright, Newsletter Attic Windows Editor Cathie Grow, Volunteer Spotlight writer Carol Fey, Attic Windows proofreaders, Newsletter Distributor Jennifer Rodehaver, Webmaster Ron Bich, Village Arts Coalition Liaison Dave Saunders, Hotline Susan Frontczak and Jerry Olson, Membership Coordinator Thomas Miller, Equipment Coordinators, Coordinating Committee members and CFOOTMAD Board members.

In these times of economic hardship it is being reported that monetary donations are down but there are ample opportunities to donate your time to organizations dear to your heart. If you would like to donate your talents to CFOOTMAD, please notify the dance series coordinator of the dance you attend or a Board member. If you have graphic design or marketing experience, please let us know. Also please share your ideas about how to improve CFOOTMAD.

Thank you, dancers, for your regular attendance at CFOOTMAD events. Each individual dancer contributes in a significant way to the overall dance experience. We know that "word of mouth" is the best way for our dances to grow. Keep on inviting friends and family to come. Also please continue to dance with new dancers. Encourage newcomers to come back and become part of our CFOOTMAD dance community.

By Cindi Rixey Scott, CFOOTMAD Board President

May 2009

SUN	M	T	W	TH	FRI	SAT
					1 8-11 CFOOTMAD Boulder Community Contra Dance. Pat Tognoni with Deb & the Pariahs. Avalon Ballroom 6185 Arapahoe. Lesson 7:15. \$10/\$8 6:30 Potluck & Volunteer Celebration. All are welcome. Microwave/no oven. Plates & Flatware provided.	2 7-10 CFOOTMAD Westminster Old-Time Community Dance. Pat Tognoni with Deb Carstensen and Kim Harris. \$8/\$6, kids \$2 Lyons Old-time Community Dance on vacation. 8-11 FoTD Contra. Viki Lawrence with Sandra Wong, Seth Houston & Rodney Sauer. Club Tico in City Park. Lesson at 7. \$8/\$4 students
3 2-4:30 Waltz, Rotary and Cross-Step Class, intermediate to advanced. Pearl Street Studio in Boulder. See back page for more info. \$7	4 1:30-3 English Country Dance Colo. Springs Senior Center 1514 N. Hancock Approx \$1.50 7:30 - 8:30 Scandinavian Dancing in Boulder. See info insert for details	5	6	7	8 8-11 CFOOTMAD Denver Community Contra Dance. Rick Smith with Sandra Wong & Roger Drickey. Highlands Masonic Center, 3550 N. Federal Blvd. Lesson at 7:15. \$10/\$8	9 1-3 English Country Dance Colorado Springs. International Dance Club (IDC) (new location) 2422 Busch Ave (lower level). \$5 per session. 7-10 CFOOTMAD Zesty Contra Dance. Ed Hall with Deb & the Pariahs. Scheitler Recreation Center at Berkeley Park, 5031 W 46 Ave. No lesson. \$12/\$10 8-11:30 Wild Asparagus Viennese Ball. Lory Student Center Ballroom, CSU in Fort Collins. Doors open 7:30—Grand March 8pm. Advance tickets \$20 until May 2, \$25 after. Tickets available at FoTD, CFOOTMAD events & CSU Boxoffice 970-491-4849.
10 2-5 CFOOTMAD Ragtime Tea Dance. Susan Rogers' Exuberant Quartet. Waltz Lesson at 1:30. Avalon Ballroom, 6185 Arapahoe in Boulder. \$18 general admission; \$13 CFOOTMAD members and students.	11 1:30-3 English Country Dance Colo. Springs Senior Center 1514 N. Hancock Approx \$1.50 7:30 - 8:30 Scandinavian Dancing in Boulder. See info insert	12	13	14	15 8-11 CFOOTMAD Boulder Community Contra Dance. Chris Kermiet with Sandra Wong & Ryan Drickey. Avalon Ballroom, 6185 Arapahoe. Lesson at 7:15. \$10/\$8	16 3-5 Beginning Cross-step Waltz Class. Pearl Street Studio in Boulder. See back page. \$10 8-11 CFOOTMAD English and Early American Dance. Chris Kermiet with Band TBA. Berkeley Community Church, 3701 West 50th Ave \$10/\$8 8-11 FoTD Contra. Barb Kirchner with Eric Levine & Friends. Club Tico in City Park. Lesson at 7. \$8/\$4 7:30-10 PPTD Contra. Caller and Band TBA. Hillside Community Center, SE corner S. Institute & Fountain. Lesson at 7:10. \$8, \$4 for students with ID. For info: www.geocities.com/pptdcontra/
17 2-4:30 Waltz, Rotary and Cross-Step Class, intermediate to advanced. Pearl Street Studio in Boulder. See back page for more info. \$7	18 1:30-3 English Country Dance Colo. Springs Senior Center 1514 N. Hancock Approx \$1.50 7:30 - 8:30 Scandinavian Dancing in Boulder.	19	20	21 <i>Attic Windows deadline</i>	22 8-11 CFOOTMAD Denver Community Contra Dance. Duffy Boyle with Barb Kirchner (The Pragmatics). Highlands Masonic Center 3550 N. Federal Blvd. Lesson 7:15. \$10/8	23
24 2-6 Old-Time Music Jam. Musicians of all levels welcome Ned Banta, 303-933-0895. nbanta@comcast.net http://www.bantagallery.net/oldtime/ .	25 7:30 - 8:30 Scandinavian Dancing in Boulder. See info insert.	26	27	28	29 8-11 CFOOTMAD Waltz Night. Music by Unstrung Heroes. Dance will be at the Avalon Ballroom , 6185 Arapahoe. Lesson at 7:15. Frank and Dorothy Vernon Instructors. \$10/\$8	30 1-3 English Country Dance Colorado Springs. International Dance Club, IDC, 2422 Busch Ave (lower level) \$5 per session. 3-5 Beginning Cross-step Waltz Class. Pearl Street Studio in Boulder. See back page. \$10 8-11 FoTD Contra. Paul Somlo with Desperate Measures. New Location: Fort Collins Senior Center (1200 Raintree Dr near Shields & Drake) . Lesson at 7. \$8/\$4 7:30-10 PPTD Contra. Local & Express with Barb TBA. Hillside Community Center, SE corner S. Institute & Fountain. Lesson at 7:10. \$8, \$4 for students with ID. For info: www.geocities.com/pptdcontra/
31 2-4:30 Waltz, Rotary and Cross-Step Class, intermediate to advanced. Pearl Street Studio. \$7						

BASIC CFOOTMAD INFORMATION

CFOOTMAD organizes the dances listed below, and occasional special events. Children are welcome at dances if supervised by a responsible adult. For dance information, call the Hotline at 303-592-3972, Jerry at 303-665-1429(h) or 303-497-1315(w), or look us up on the web at www.cfootmad.org.

CFOOTMAD DANCE DETAILS

- Boulder Community Dance:** Traditional American contras, squares, and circle dances. Avalon Ballroom, 6185 Arapahoe in Boulder. 1st and 3rd Fridays. Lesson 7:15. Dancing 8-11. \$10/\$8 members.
- Denver Community Dance:** Traditional American contras, squares, and circle dances. Highlands Masonic Center, 3550 N. Federal Blvd, Denver. 2nd and 4th Fridays. Lesson 7:15. Dancing 8-11. \$10/\$8 members (prices may vary for special events).
- English and Early American Dance:** From the 1600s to the present. Come experience the English ancestry of our present-day contras. Berkeley Community Church, 3701 West 50th Ave. in Denver (near Regis). From the Federal exit on I-70, go North 1 block, turn West on 50th. 3rd Saturdays, 8-11. This dance takes a break for the summer, no dances in June, July or August. No lesson. \$10/8 members.
- Ragtime Tea Dance:** American ragtime-era dances including waltzes, tangos, foxtrots, one-steps, etc. Avalon Ballroom, 6185 Arapahoe in Boulder. 2nd Sunday, September through May. Dressy or vintage attire suggested but not required. Lesson 1:30. Dancing 2-5. \$18/\$13 members, and students with ID.
- Waltz Night:** All waltzes. Dances are to live music. Avalon Ballroom, 6185 Arapahoe in Boulder. 5th Friday of any month with 5 Fridays. 8-11. Lesson 7:15. \$10/\$8 members.
- Westminster Old Time Community Dance:** Traditional American squares, reels, contras, couple, and circle dances. Beginners and experienced dancers of all ages. Westminster Grange, 3935 West 73rd (take Federal to 72nd Avenue, west to Lowell, north to 73rd). 1st Saturday. 7-10. \$8/\$6 members, kids \$2. Park on street or in back.
- Zesty Contra Dance:** Contras for experienced dancers. No lesson, quick walk-throughs and little caller leading. Dances start promptly at 7pm with a waltz. Scheitler Recreation Center at Berkeley Park, 5031 W 46 Ave. (Directions: I-70 to Sheridan Blvd, south to first stop light at 46th & turn left (east). The Scheitler Center is in the park on the left. Enter the dance hall via the door on the east. 2nd Saturdays, 7-10. \$12/\$10 members.

BASIC CONTACTS IN NEARBY COMMUNITIES

- Friends of Traditional Dance:** Fort Collins. Contra dances 1st, 3rd, & 5th Saturdays, Club Tico in City Park, 1599 City Park Dr, Fort Collins. New Location starting May 30 through September all FoTD dances will be held at the Fort Collins Senior Center, 1200 Rain Tree Dr (Near Drake & Shields), \$8. Free Lesson 7pm. 970-493-8277, www.fotd.org.
- Little London Assembly English Country Dance:** Colorado Springs. First option: Monday afternoons, 1:30-3:00pm at the Colorado Springs Senior Center (not just for seniors), 1415 N Hancock Expressway. Reasonable rates set by the City of Colorado Springs. Second option: 2nd and 4th Saturdays, 1:00-3:00pm, International Dance Club, 2422 Busch Ave, \$5 per session.
- Lyons Old-time Community Dance:** Lyons. Old-time reels, mixers, squares, and waltzes with music by fabulous old-time bands. Mostly first (and some second) Saturdays January through May and Hallowe'en Saturday in October. Odd Fellows Hall, one-half block north of 4th and Main, in Lyons. 7-10, snack potluck. \$6 adults, \$3 kids/seniors, \$12 family. All dances taught are beginner and family-friendly, with simpler dances earlier in the evening, then more complex dances as the evening progresses. A good mix for beginners and more experienced dancers. For info, contact dance organizer Ellen Rosenberg at 303-823-0816 or oldtimedances@musicinlyons.com.
- Monday Night Scandinavian Dancing:** Pearl Street Studio, 2126 Pearl St., Boulder. Lessons 7:30 - 8:30, followed by open dancing. Live music, on fiddle, nyckelharpa, and button accordion. \$5 per evening. For info contact Nancy at nellinghaus@juno.com or 303-499-7262.
- Pikes Peak Traditional Dance:** Colorado Springs. Contra dances 3rd Saturdays, Hillside Community Center, 925 South Institute. 719-578-8979. www.geocities.com/pptdcontra/.
- Village Arts Coalition:** Member groups host a wide range of participatory dance events. Detailed calendar at www.villageartscoalition.org

CFOOTMAD MEMBERSHIP FORM

The Colorado Friends of Old Time Music and Dance (CFOOTMAD) is an organization of folks who enjoy and promote traditional American music and dance. Although membership is not required to attend CFOOTMAD events, members enjoy these significant benefits: Delivery of our bi-monthly newsletter *Attic Windows*, a discount at most CFOOTMAD events, and email notification of last-minute event cancellation or change of venue.

MEMBERSHIP INFORMATION		Yes, I want to volunteer! <input type="checkbox"/> Denver Dance <input type="checkbox"/> Boulder Dance <input type="checkbox"/> Tea Dance <input type="checkbox"/> English Dance <input type="checkbox"/> Publicity <input type="checkbox"/> Mailings <input type="checkbox"/> Special Events <input type="checkbox"/> Social Activities <input type="checkbox"/> Set up/clean up <input type="checkbox"/> Refreshments <input type="checkbox"/> Newsletter <input type="checkbox"/> Other, please specify here:
New <input type="checkbox"/> Renewal <input type="checkbox"/> Update <input type="checkbox"/>	Individual \$20 <input type="checkbox"/> Family \$30 <input type="checkbox"/> Contributing \$50+ <input type="checkbox"/>	
Name _____		
Address _____		
Phone, day _____ Phone, evening _____		
Email _____		
Occupation/hobby _____ (optional)		
<input type="checkbox"/> Save postage! I will read the news on the web at www.cfootmad.org .		<input type="checkbox"/> Check
<input type="checkbox"/> I do not want to receive mailings from any other dance or music groups.		<input type="checkbox"/> Cash
<input type="checkbox"/> I do not want my personal information printed in the membership directory.		<input type="checkbox"/> Other
Please make your check to CFOOTMAD Mail to: CFOOTMAD Membership Secretary P.O. Box 643, Broomfield, CO 80038-0643		Date _____

June 2009

SUN	M	T	W	TH	FRI	SAT
	1 7:30 - 8:30 Scandinavian Dancing in Boulder. See info insert for details	2	3	4	5 8-11 CFOOTMAD Boulder Community Contra Dance. Viki Lawrence with Seth Houston & Joel Hayes. Avalon Ballroom, 6185 Arapahoe. Lesson 7:15. \$10/\$8	6 3-5 Beginning Cross-step Waltz Class. Pearl Street Studio in Boulder. See back page. \$10 7-10 CFOOTMAD Westminster Old-Time Community Dance. Mark Turbin with Deb Carstensen, Mark Brissenden & Friends. \$8/\$6, kids \$2. Lyons Old-time Community Dance on vacation. 8-11 FoTD Contra. Rick Smith with Balance & Swing. New Location: Fort Collins Senior Center (1200 Raintree Dr. near Shields & Drake) through September. Lesson at 7. \$8/\$4 students PPTD Contra on vacation.
7 2-4:30 Waltz, Rotary and Cross- Step Class, intermediate to advanced. Pearl Street Studio in Boulder. See back page for more info. \$7	8 1:30-3 English Country Dance. Colo. Springs Senior Center 1514 N. Hancock Approx \$1.50 per session. 7:30 - 8:30 Scandinavian Dancing in Boulder. See info insert for details	9	10	11	12 8-11 CFOOTMAD Denver Community Contra Dance. Viki Lawrence with The Usual Suspects. Highlands Masonic Center 3550 N. Federal Blvd. Lesson at 7:15. \$10/\$8	13 1-3 English Country Dance Colorado Springs. International Dance Club (IDC) (new location) 2422 Busch Ave (lower level). \$5 per session. 7-10 CFOOTMAD Zesty Contra Dance. Paul Somlo with Ladies Choice. Scheitler Recreation Center at Berkeley Park, 5031 W 46 Ave. No lesson. \$12/\$10
14 Tea Dance on vacation.	15 1:30-3 English Country Dance. Colo. Springs Senior Center 1514 N. Hancock Approx \$1.50 7:30 - 8:30 Scandinavian Dancing in Boulder. See info insert for details.	16	17	18	19 8-11 CFOOTMAD Boulder Community Contra Dance. Guest caller from Durango Wendy Graham with Southwind. Avalon Ballroom, 6185 Arapahoe. Lesson at 7:15. \$10/\$8	20 English and Early American Dance on vacation. 8-11 FoTD Contra. Guest caller Wendy Graham with Eric Levine & Rodney Sauer. New Location: Fort Collins Senior Center (1200 Raintree Dr. near Shields & Drake) through September. Lesson at 7. \$8/\$4 students PPTD Contra on vacation.
21	22 1:30-3 English Country Dance. Colo. Springs Senior Center 1514 N. Hancock Approx \$1.50 7:30 - 8:30 Scandinavian Dancing in Boulder. See info insert for details.	23	24	25	26 8-11 CFOOTMAD Denver Community Contra Dance. Ed Hall with John Reading, Sue Reading & Bill Tomczak Highlands Masonic Center 3550 N. Federal Blvd. Lesson at 7:15. \$10/8	27 1-4 English Country Ball, Colorado Springs. International Dance Club (IDC) (new location) 2422 Busch Ave (lower level). \$10
28 2-6 Old-Time Music Jam. Musicians of all levels welcome Ned Banta. 303-933-0895. nbanta@comcast.net http://www.bantagallery. net/oldtime/.	29 1:30-3 English Country Dance Colo. Springs Senior Center 1514 N. Hancock Approx \$1.50 per session. 7:30 - 8:30 Scandinavian Dancing in Boulder. See info insert	30	<p>THANK YOU THOMAS!</p> <p><i>With sincere appreciation we say a big THANK YOU to former Board member and CFOOTMAD Membership Secretary Thomas Miller. He recently took a new job and found it necessary to relocate.</i></p> <p><i>Thomas is still in Colorado but no longer in our area. He was an invaluable contributor to the CFOOTMAD community as a volunteer and dancer. His kindness and generosity will be remembered. Thank you Thomas!</i></p>			



CFOOTMAD
 Colorado Friends of Old Time
 Music and Dance
 P.O. Box 643
 Broomfield, CO 80038-0643

Non-Profit Organization
 U.S. Postage Paid
 Boulder, CO 80301
 Permit #931

ADDRESS SERVICE REQUESTED

GRANT FUNDING RECEIVED FROM:



CFOOTMAD Board of Directors*

Marjorie Allen	303-738-1912
Robbie Cartwright	303-818-4730
Marci Heiser	303-818-2708
Viki Lawrence	303-666-0561
Mike McCarthy	970-231-6261
Cindi Rixey Scott	303-322-8914
Louis Sass	303-369-7120

CFOOTMAD Coordinating Committee*

Jim X. Borzým, Tea Dance Coordinator	303-449-5962
Duffy Boyle, Deputy-Coordinator, Denver Dance	303-254-8148
Mark Brissenden, Musicians' Representative	303-458-5252
Kathy Brown, Westminster Dance Contact	303-412-8329
Pam Brown, Volunteer Coordinator	303-295-6392
Caroline Fuller, Zesty Committee Contact	303-444-9801
Kathy Gregonis, Westminster Dance Contact	303-403-8467
Cathie Grow, Newsletter Editor	970-377-0882
Marci Heiser, CC Recording Secretary	303-818-2708
Sue Horne, Treasurer	303-652-2409
Chris Kermiet, English Country Dance Coordinator	303-321-2262
Viki Lawrence, Waltz Night Coordinator	303-666-0561
Jerry Olson, VAC Liaison	303-665-1429
Teri Rasmusson, Boulder Dance Coordinator	303-499-1346
Steve Ruby, Denver Dance Coordinator	303-499-2692
Dennis Spindle	303-863-0007
Webmaster	webmaster@cfootmad.org

*See www.cfootmad.org for e-mail addresses.

Other Important Phone Numbers

Ken Horwege, Ticketmeister	303-364-2278
Hotline	303-592-3972

NEXT ATTIC WINDOWS DEADLINE

May 21 is the deadline for the Jul/Aug 2009 issue of *Attic Windows*.
 To submit materials, email Cathie Grow at newsletter@cfootmad.org.

No Westminster Dance on July 4. Dance resumes on August 7.

SEEKING NEW CALLERS AND NEW MUSICIANS

Do you love to play contra dance music or think it would be fun to try calling a dance? CFOOTMAD is sponsoring a budding performers dance this spring. We are offering an opportunity for you to test the waters in an actual dance.

Sue Reading (303 404-3893) and Paul Somlo (970 353-6340) are offering advice, support, coaching, and encouragement for music and calling respectively. If this possibility intrigues you and you'd like to come together with the dance community in a new way, or take your jamming to the next level, please join this fun.

TECHNICAL POSITIONS OPEN

CFOOTMAD is looking for two technical type volunteers. We need a new Publicist, someone who would be interested in taking over our publicity newspapers PSAs, media contact, flyers, radio. We have a job description and the tools to help you. This could take just a few hours a month. Computer experience would be most helpful in this position.

CFOOTMAD would also like to find a new Membership Secretary. This position requires computer skills, maintaining our membership list, working with newsletter mailings for labels, maintaining a volunteer list as the boxes are checked off on the form, keeping things up to date, privacy issues, online newsletter information and more.

Please contact Teri Rasmusson or Duffy Boyle if you are interested, and have the time and skills to pursue either of these important volunteer positions. Students are also welcome to apply. We can fill you in as to what the CFOOTMAD board requires and what our dance series (all of them) in the front range could use to benefit from your services. Thank you!

By Teri Rasmusson

SUMMER LOCATION FOR FOTD DANCES IN FORT COLLINS
 Beginning May 30, all FoTD dances will be held in the Fort Collins Senior Center, (1200 Raintree Dr, near Shields & Drake) through September when the City of Fort Collins installs A/C at Club Tico!! Also note the FoTD calendar will no longer be mailed out for free.

WALTZ CLASSES WITH BARBARA ROACH

Contact Barbara for details at broach3@juno.com or 303-442-0677.

