



Floyd Hill Gateway Sub-Regional Master Plan

Foundation for future planning

Clear Creek County
November 18, 2009

Table of Contents

I.	Plan Objectives & Process.....	1
II.	Plan Methodology.....	7
III.	Key Findings.....	19
IV.	Conceptual Alternatives.....	79
V.	Design Guidelines.....	95
VI.	Action Plan.....	113

List of Maps

A.	Study Area Properties - 15
B.	Existing Zoning - 17
C.	Site Analysis - 21
D.	Wildlife - 23
E.	Wildfire - 25
F.	Utilities - 43
G.	Water Service - 45
H.	Highway Improvements - 59
I.	Floyd Hill Area - 61
J.	US 6 Area - 63
K.	Twin Tunnels Area - 65
L.	Emergency Access - 67
M.	Emergency Access Pat Creek - 69
N.	Public Lands - 77

List of Figures

1 -	Process Flow Chart - 9
2 -	Existing Traffic Conditions - 57
3 -	Hierarchy Plan - 83
4 -	Traffic Level I - 91

List of Tables

1 -	Existing Approved Project Data - 33
2 -	Projected Future Development Potential - 38
3 -	Baseline Conditions - 80
4 -	Level I - 80
5 -	Baseline Development Utility Costs - 87
6 -	Level I Development Transp. Costs - 90
7 -	Level I Development Utility Costs - 93
8 -	Desired Land Use Mix - 95
9 -	Site Design Guidelines - 98
10 -	Architectural Design Guidelines - 109

Appendix

1 -	Alternative Development Plan
2 -	Study Area Parcel Data
3 -	Document Review Matrix
4 -	Utility Load Calculations
5 -	Utility Cost Estimates
6 -	Utility Cost Estimate Assumptions
7 -	CCWB, Colorado Division I, District 7 Water Court (05CW302)
8 -	Public Comments and Matrix

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Executive Summary

A. Process

The Floyd Hill Master Plan is a tool that the County can use as a foundation for future planning in the area. It is unlike other master plans, in that there is no specific land use map and associated recommended density; rather, the master plan intends to remain flexible in order to respond to the community as it evolves over time.

To that end, this plan should be considered advisory; a guide to assist the County assess current and future development potential and review and react to proposed development. Applicants for land use change are provided with valuable information regarding existing utilities and what level of improvements would be necessary to accommodate growth. Applicants and landowners alike are held to the County's zoning, subdivision and land use ordinances and regulations. In other words, the Master Plan must be one of many documents considered before development is proposed at Floyd Hill.

The ultimate objective of the Floyd Hill Master Plan (FHMP) process was to create a document that has consensus from the varied stakeholders. To achieve consensus, the team implemented a process through which numerous elements of development impacts were studied and integrated to create potential alternative growth scenarios for the area. The master plan integrates stakeholder input, existing and future market demand, existing utility and transportation infrastructure capacity and cost for expansion, potential transit and multi-modal connections, traffic projections, and environmental concerns including wildlife and steep slopes. Community engagement played a key role in the process, including utilization of a Steering Committee, focus group meetings with stakeholders, charrettes, policy discussion, and a public open house.

The master planning effort included the integration of a variety of complex issues; thus, the process for information gathering, analysis, stakeholder input, and planning integration was key to the outcome of the three master plan alternatives. An important effort of this master plan process was to analyze the various studies, documents and plans that could have an effect on Floyd Hill and determine how the master plan should address potential future scenarios. This master plan process provided the County and Floyd Hill stakeholders the opportunity to be proactive and set their own goals for growth, identity, and its future, regardless of plans being done on a more regional scope.

B. Study Area Context

For purposes of this study, the Floyd Hill area was defined as 570 acres strategically located at the gateway to the County, extending east and west of the I-70 interchange at mile marker 247, on both the north and south sides of I-70, which bisects the study area into two parts. There are 95 ownership parcels located in the study area, most of which are privately owned. Exceptions include those parcels owned by Clear Creek County and CDOT as I-70 right-of-way, and the Clear Creek County School District RE-1. South of the study area there are nearly 500 existing single family residences, all of which access the highway through the study area. North of the study area is primarily County owned open space. Of the total 570 acres in the study area:

- 464 acres are zoned Mountain Residential (MR-1)
- 28 acres zoned Planned Development (PD)
- 38 acres of Commercial (C-1)
- 40 acres of right-of-way (I-70 and County)

Existing residents are generally isolated physically from the vacant developable land of the study area, but their access to I-70 is through the study area. Any future requests for development within the study area should be examined for impacts to the residential community, with minimal negative impacts of utmost concern.

C. Key Findings

In order to provide the County with a complete and thorough analysis of the complex conditions and issues that exist at Floyd Hill, in the I-70 corridor and in potential future development, the consultant team completed a study of each development consideration including site analysis, community values, market demand, utilities, transportation, and open space needs. The purpose of these findings is to establish a base-line of data that can be utilized to determine what options are available for potential future development at Floyd Hill. The findings were used as a starting point to creating the development alternatives found in Section IV.

Site Analysis

- There are minimal wetland areas within the study area, located primarily along the south side of I-70.
- The subject area is mountainous, and a majority of slopes are greater than 10%.
- Elk and mule deer migration patterns are depicted along I-70 and adjacent to the study area.
- Due to Mountain Pine Beetle Infestation in Colorado, there is potential that all of the Lodgepole Pine in the area will all be dead within 3-5 years, which has significant impact on wildfire potential.

Community and Stakeholder Input

Close interaction with the public, County staff, and key stakeholders was critical throughout the project process and resulted in the identification of residents' concerns, perceived needs, and priorities regarding the development of Floyd Hill. The project team worked to include a wide representation of interests, groups, and geographic areas, so as to represent the diverse needs of the community's residents and stakeholders and identify their concerns and issues. These efforts included a wide variety of forums and opportunities for residents and stakeholders to participate and to engage in the master planning process, and to guide the identification of important issues and appropriate solutions. Some common input that was received during the public engagement process included:

- The need to balance development and open space
- The desire to concentrate development in specific areas
- The need for site specific design standards
- The desire for rail accessibility via a bus system
- The preservation of a sense of community through limited day tourism
- The promotion and preservation of the natural beauty of the "gateway"

Market

This Market Assessment contains findings, observations, and conclusions related to the market feasibility of development in the FHMP study area. As part of the analysis, the Market Assessment projects market potentials for residential and commercial development in the FHMP area in the short-term (5 years), medium-term (15 years), and long-term (up to 30 years) time frames. The time frames are assumed to commence after the current market downturn, with the assumption that more normal market conditions will return

in 2010 and 2011. The projections for the FHMP area include potential new development which may occur in existing subdivisions which have not been fully built out, in other approved developments which have not been initiated, and in potential future developments on well-situated vacant land which have no approved development plans at the present time. Market projections should not be construed as recommended development scenarios. Rather, they simply reflect what could occur, given a continuation of current trends in both population and employment.

Cumulative Potential New Development Through Long Term (30 Years)

- Residential - 275-350 units
- Commercial / Retail - 75,000 square feet
- Office / Flex / Light Industrial - 150,000 square feet
- Hotel - 120 Rooms
- Community facilities and services

Through the master planning process it was determined that the amount of market demand and development potential exceeds the capacity of the existing wastewater treatment facility.

Utilities

There is currently no central public water treatment plant or water distribution system servicing Floyd Hill; rather, a natural water distribution system through individual wells is utilized. Three water districts currently serve the project area and immediate environs: Saddleback Mountain Metropolitan District, Lookout Mountain Water District, and Beaver Brook Water and Sanitation District. The Clear Creek County Water Bank (CCCWB) is another possible source of water for Floyd Hill and provides water to its customers pursuant to a basin-wide augmentation plan filed in Colorado Division 1, District 7 Water Court (05CW302). A final consideration is utilizing water from municipalities to serve Floyd Hill. One of the most widely considered sources is the City of Idaho Springs (IS). According to the Idaho Springs Comprehensive Plan adopted in July 2008, the City has sufficient water rights to be able to consider sales to users outside the City limits.

The majority of existing residential and commercial buildings within the project area are currently treating wastewater using Individual Sewage Disposal Systems (ISDS). The only known exception is the High School, which owns and operates its own wastewater treatment plant (WWTP).

Transportation

- Floyd Hill has a constrained transportation network. The network is constrained by geography, traffic conditions on I-70, and a lack of modal diversity.
- Travel demand along the I-70 corridor is expected to increase over the next twenty-five years.
- The likelihood of transit investments in the I-70 corridor is uncertain. While transit will likely develop in the I-70 corridor, decisions have not been made about what type of transit will be used, where stations will be located, or what the transit service plan will be. The Colorado Department of Transportation (CDOT) and Federal Transit Authority (FTA) studies do not currently identify Floyd Hill as a station location. The RMRA has not yet recommended station locations.
- Collaborative Effort Alternative Agreement calls for a third westbound lane to be added west of Floyd Hill through the Twin Tunnels including a bike trail and frontage roads from Idaho Springs East to Hidden Valley and Hidden Valley to US 6.
- Gaming EIS is exploring an alternative that locates a tunnel from the I-70/US 6 interchange to SH 119.

D. Alternatives

This master plan does not include a traditional land use plan with a recommended amount of development or density; rather, it is a guide to the County that provides steps to implement different levels of development, the infrastructure costs and transportation needs associated with that process, a hierarchy plan to guide development intensity in the Floyd Hill study area, as well as design guidelines that promote smart growth principles and maintenance of a traditional community form. The master plan identifies two levels of development. In addition, an Alternative Development Plan has been provided illustrated as an addenda item for future research and County use:

- The Baseline Development Plan shows development that is allowed per existing zoning.
- The Level I Development Plan targets the threshold of development that can be accommodated utilizing the existing wastewater treatment plant, including the full build-out of the high school and private development.
- The Alternative Development Plan includes the maximum demand for development that is noted in the market study and needed to support provision of infrastructure improvements.

The master plan attempts to remain neutral on which development level, if any, is appropriate for Floyd Hill. Because the master plan attempts to represent a consensus among the diverse interests of stakeholders, a process oriented plan was proposed to evaluate a variety of development options that might occur. That development can be measured in accordance with priorities established herein, infrastructure capability, design guidelines and other policies of the plan.

E. Action Plan

The recommendations associated with the action plan involve additional research and planning efforts that were not provided for within the FHMP scope of work. Yet, these actions can provide information that would be highly impactful and beneficial to making decisions which effect the land uses and infrastructure of Floyd Hill. The design team has found that there are significant forces that will continue to affect Floyd Hill over time, and that the master plan is not a stopping point in the planning process.

Utilities & Infrastructure

- Conduct a further study to determine if adjacent districts can provide water to future development at Floyd Hill. Additionally, well water quality should be analyzed to determine if any treatment of groundwater would be needed.
- Investigate further the legal and zoning implications of utilizing City of Idaho Springs (or other municipalities) as a water source.
- Work with the School District and developers to determine the appropriate strategy for providing future wastewater treatment at Floyd Hill; either through the expansion of the existing facility (which has limited capacity for growth), or a new facility that can support all future development in the area.
- Encourage design that maintains the natural hydrologic cycle and emulates the area's pre-development hydrology.
- The County should investigate the potential of providing water and sewer service to existing properties located outside the study area in the event of an expansion of water and sewer service to Floyd Hill, and create such procedures as needed to ensure that any proposed service be coordinated allowing for service to additional property owners within the study area.

Strategic Planning

- Implement an Overlay Zoning District or other planning mechanism for the Floyd Hill area that follows the design guidelines for any future development applications.
- Maintain current County standards of preserving dedicated open space.
- Implement a forest management plan specific to Floyd Hill to address wildfire potential, including fuel reduction and defensible space regulations. See that the forest management recommendations in the Clear Creek County Community Wildfire Protection Plan be implemented.
- Pursue a detailed economic impact analysis, including an analysis to all taxing districts for each scenario (Baseline, Level 1, and Level 2) to be added as a supplement to the master plan.

Transportation and Emergency Access

- Apply for a service annexation into RTD for the Floyd Hill area.
- Work with landowners and agencies to design and construct new egress and access roads.
- Maintain and enhance the existing emergency egress route at Pat Creek, south of the study area.
- Sign and maintain the secondary emergency vehicle egress route at Sawmill Court and provide an alternative route which meets or exceeds the quality of the existing route.
- Adopt a County standard for a maximum number of residential units that may be constructed off a single point of access.
- Work with CDOT to provide a westbound off-ramp at the mile marker #247 interchange.

I. Plan Objectives & Process

A. Vision

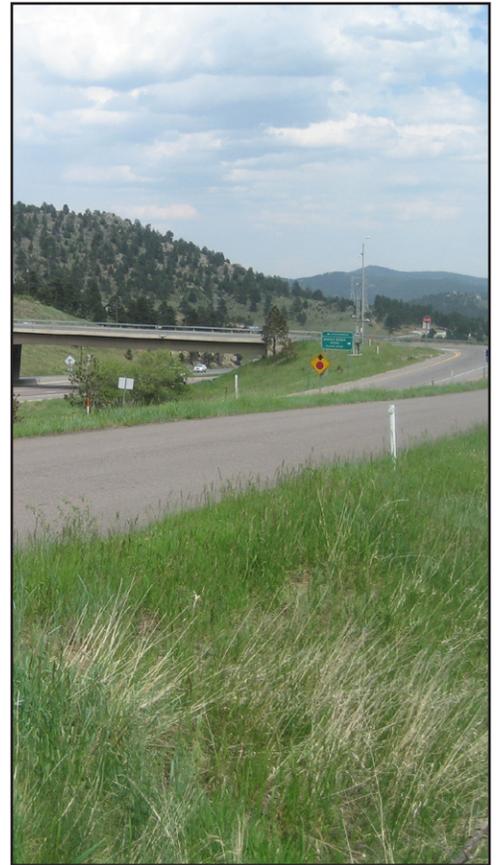
Floyd Hill is a beautiful, scenic community that marks the eastern entry into Clear Creek County on Interstate 70 (I-70), west of metropolitan Denver. Rugged and historic, Clear Creek County has been committed to maintaining its history of vast open spaces, canyons and mountainous terrain, mining and natural resources, wildlife and nature, and the charm of its small towns and unincorporated communities. In 2004, the County completed its 2030 Master Plan, which studied County-wide goals and objectives, including existing growth patterns, transportation and housing needs, utility infrastructure, and concepts for the future. Key issues identified in the 2030 Master Plan included the expansion of the economic diversity and tax base of the County while simultaneously preserving its natural beauty and rural character, and accommodating development and growth in unincorporated County areas that are without municipal water or sewer service. As part of the 2030 Master Plan implementation process, it was recommended that specific master plans be created for areas of opportunity within the County, including Floyd Hill.

Floyd Hill currently includes a somewhat challenging combination of features, such as I-70, which divides the study area into two parts, existing commercial and office uses, overhead power lines, large lot residential uses, Clear Creek County High School, and a new fire station. The current land use pattern, combined with site specific constraints such as steep slopes, wetlands and inadequate access to water and sewer, limit the development potential at Floyd Hill. Infrastructure needs for new development, residential community sentiment and the possibility of transit in the I-70 corridor also presented key challenges to this master plan.

History

Floyd Hill (early on referred to as Floyd's Hill) developed in the 1860's with a ranching and agricultural economy. The Floyd Hill area was connected to Bergen Park and points east via the old Soda Creek Road. It was connected to Idaho Springs by an old wagon road constructed by Merrill H. Floyd's Clear Creek Wagon Road Company that was incorporated in 1862. In 1872 the Idaho & Beaver Creek Wagon Road Company was formed to rebuild, repair and maintain the road. In 1896 the Floyd Hill road was declared a free and public road.

Floyd Hill also has mining history. Placer mining was taking place along Clear Creek at the western foot of Floyd Hill. And according to a 1935 Colorado Bureau of Mines report, the Floyd Hill Mine (7 miles east of Idaho Springs) was producing gold. In addition, mica mining took place in the vicinity.



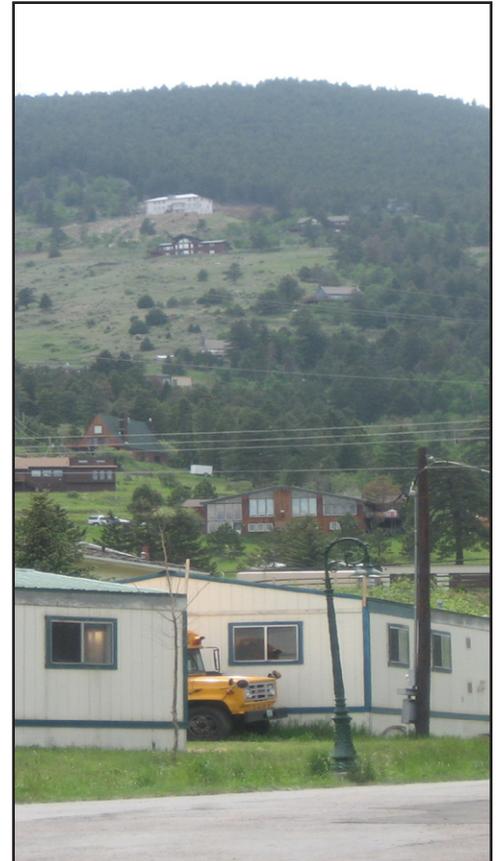
Beginning in the 1870's the Floyd Hill area was also served by the Colorado Central Railroad, with a stop along Clear Creek at the western base of Floyd Hill. The area was also connected to the Colorado Central's Beaver Brook Station in Clear Creek Canyon via the original Soda Creek wagon road east of the present Floyd Hill area. Denver residents rode the train to this Beaver Brook Station as an excursion to the mountains as well as to gain access to the ranches in the vicinity. From 1912 to 1937 the area was served by a post office. In the 1930's Floyd Hill platting began to create small lots in Beaver Brook Canyon to serve as an area of summer cabins.

Floyd Hill became a destination for homeowners to escape the heat and hustle of the City of Denver. Over time, with the construction completion of I-70 and growth pressures from the Denver metropolitan area, Floyd Hill became a neighborhood not for vacationers, but for full-time residents that appreciate the beauty, serenity and quiet of the neighborhood. It is the appreciation of what Floyd Hill is today and the growth pressures facing the unincorporated areas of the County in the future that spurred the County to begin the Floyd Hill Gateway Master Plan process with the consultant team in Summer 2008.

Objective

The ultimate objective of the master plan exercise was to create a planning document that has consensus from the varied stakeholders at Floyd Hill. To achieve consensus, the team implemented a process through which numerous elements of development impacts were studied and integrated to create potential alternative growth scenarios for the area. The master plan integrates stakeholder input, existing and future market demand, existing utility and transportation infrastructure capacity and cost for expansion, potential transit and multi-modal connections, traffic projections, and environmental concerns including wildlife and steep slopes. Community engagement input played a key role in the process, including utilization of a Steering Committee, focus group meetings with stakeholders, charrettes, policy discussion, and a public open house.

The word "gateway" included in the master plan title is a fitting one, as Floyd Hill is the eastern entry point to Clear Creek County along I-70, a primary travel route for the movement of the County's residents, goods, and services. During discussions with the Steering Committee and community members it became apparent that many stakeholders had different opinions about what the "gateway" to Clear Creek County is currently and should be



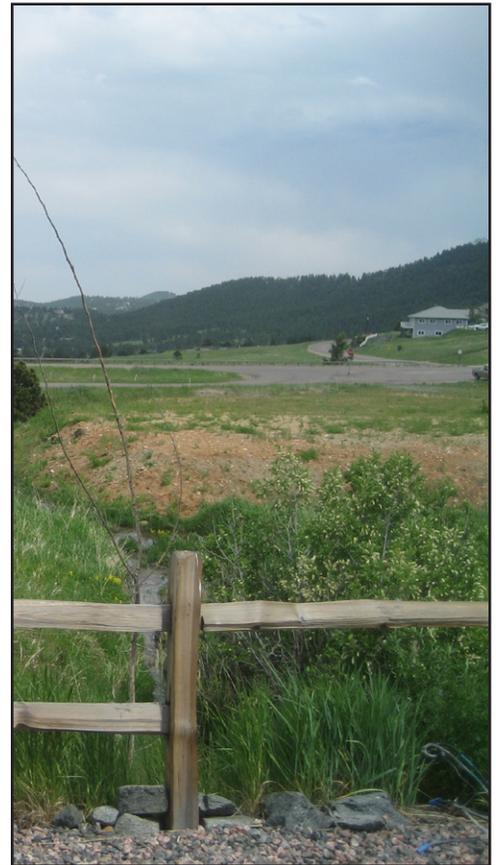
in the future. This master plan will provide Clear Creek County with a guide to Floyd Hill's future as the County's gateway through implementation strategies for potential development, transportation policy framework, and design guidelines that will guide future development to fit the character, sensitive environment, and architectural vernacular of Floyd Hill.

Floyd Hill has historically been an area of contention for various stakeholders regarding development proposals. For the County to effectively implement the design and infrastructure proposals included in this master plan, the consultant team has included an action plan that identifies the future planning needs, including the infrastructure needs and potential costs that can affect the difficult decisions related to the future of Floyd Hill. The use of an overlay zoning district or another planning mechanism could be an effective way to implement the policy and design ideas presented in this plan. An overlay zone district or another planning mechanism along with design guidelines can assure landowners that their existing property rights to develop (or redevelop) remain intact because the underlying zoning has not changed, and the County and community stakeholders have protection from unmanaged or unsustainable growth. Design guidelines provide standards for development that will be in accordance with important community ideals, such as wildlife migration and habitat, development scale, and clustering.

In October 2007 the County formed an Advisory Committee for Floyd Hill. The Advisory Committee represented a wide array of interests at Floyd Hill, including County staff, Town of Idaho Springs staff, neighborhood representatives, Clear Creek County Economic Development Corporation, land owners, and members of County commissions and boards. The Advisory Committee began meeting to discuss the elements that the Floyd Hill Master Plan should include, and posted a request for proposals to consulting firms. Once the Norris Design team was selected, the Advisory Committee took on a new role as the Steering Committee, and presented the team with the following mission statement:

“It is the mission of the Floyd Hill Subregional Master Plan Steering Committee to assure the master planning process adequately incorporates all stakeholders, achieves a product that engages the changes for both external and internal influences/forces to the community as it evolves over time, meets county and municipality statutory requirements, and is implementable.”

The mission statement for the master plan is a fitting one, as the challenges, and forces affecting the Floyd Hill area are constantly



in flux and will evolve over time. This master plan will be a guide to the County in the face of those influences, and will provide direction for future land use, transportation, and utility decisions that will affect Floyd Hill.

Because master planning is a process and the desire of this plan's authors was to provide a "living" document, the County, in the future may determine that the plan should be amended; amendment is a normal and expected step that may occur following either landowner, community or County request. Any amendment to the Plan should be based on sound research or conclusions reached following the Plan's adoption. For example, should the County pursue additional research as recommended in the Action Plan and determine that a specific policy should be officially embraced by the Plan, such a change can be made. The County should establish a transparent process for such an amendment, including community review and a public hearing before the Clear Creek Planning Commission.

B. Master Planning as a Process

The master planning effort included the integration of a variety of complex issues; thus, the process for information gathering, analysis, stakeholder input, and planning integration was key to the outcome of the three master plan alternatives found in Section IV, Alternatives. It is important to note that **the master plan is process oriented and will respond to the community as it evolves over time**. All three alternatives respond to the County's greater goal of economic diversity and tax base expansion, found in the 2030 Master Plan.

The structure of the Action Plan, Section VI, is based on the identified needs of the community and does not provide a specific recommendation for the future development of Floyd Hill. Although specific policy recommendations are provided in the master plan, a parcel specific land use plan is intentionally omitted. The master plan instead provides the County with a guide for implementation of several different alternatives, including development requiring different transportation and utility scenarios. The master plan does identify design guidelines that are intended to guide the way that Floyd Hill development should occur, if development should happen in the future. This approach provides the County with a "living document", one that will be valid over a period of several years and accommodate a range of development scenarios. Plans that are more "static" and specify land uses or densities tend to become less current or appropriate over time. These plans fail to anticipate market and economic, environmental, and lifestyle changes which should be considered in making important land use decisions.

C. Critical Success Factors

The master plan process began in June 2008 with the creation of critical success factors for the project that were developed at the kick-off meeting by the Steering Committee, with discussion and facilitation from the consulting team. The critical success factors emphasize the community's desire to establish Floyd Hill as a gateway to the County, maintain its character as a rural community, enhance opportunities for future development potential in the area, and strengthen stakeholder consensus.

Following the selection of the critical success factors, the consultant team identified performance measures for each factor that identifies the methods and deliverables that are incorporated in the master plan to achieve the goals of the Steering Committee, and ultimately the County. The following are the six critical success factors and performance measures that resulted from this process.

I. Balancing the needs of the community – reaching a common vision

The interests of the stakeholders at Floyd Hill are widely varied. Through the master plan public meeting process, consensus shall be reached about the future of Floyd Hill.

Performance Measures:

- Create a master plan that the diverse representation of the Steering Committee can endorse.
- Utilize thorough information gathering to establish a baseline of data to identify site opportunities and constraints.
- Provide analysis, work to create consensus, and address the following issues through the master plan:
 - Economic viability for the County
 - Why stop at Floyd Hill?
 - Commercial development feasibility
 - Identify and incorporate community values
 - Aesthetics and sense of place – how is Clear Creek County portrayed at its gateway?

2. Identify the necessary infrastructure for the proposed recommended land uses that result from the master plan.

There is no municipal utility provider at Floyd Hill. All current development obtains water through private wells and/or augmented wells. Most development utilizes individual septic disposal systems (ISDS), although the School District with participation by Clear Creek County and Clear Creek Economic Development Corporation recently built a wastewater treatment plant that services the high school. The master plan shall identify feasible alternatives for utility services.

Performance Measures:

- Incorporate analysis and recommendations for access to and distribution of water.
- Incorporate analysis and recommendations for sewer/wastewater capacity.

3. Address current issues, identify the necessary roadways and transportation to support the recommended land uses that result from the master plan.

The existing transportation infrastructure at Floyd Hill is constricted by limited connectivity and multiple users. The master plan shall address transportation upgrades that will meet the needs of residents, travelers, and emergency service providers.

Performance Measures:

- Incorporate analysis and recommendations for multi-modal development (i.e. - bikes, pedestrians, access to transit).
- Analyze and document the feasibility of various transit options for the Floyd Hill area.
- Plan a network of non-motorized trails.

4. Engage relevant stakeholders

Floyd Hill is an important location to a wide variety of stakeholders – residents, land owners, business owners, the County, neighboring jurisdictions, CDOT, just to name a few. The master plan shall encourage all stakeholders to participate in the process through open communication, discussion, and provision of relevant information and analysis.

Performance Measures:

- Engage relevant cities, counties, agencies, utility providers, neighbors, land owners and developers in three focus group meetings to fulfill data gathering needs.
- Engage the Floyd Hill and Clear Creek County residents and stakeholders in two public design charrettes to gain feedback on conceptual designs for the Floyd Hill area.

5. Create a living document that is “implementable.”

The master plan must be a flexible tool that the County can utilize to guide potential future growth at Floyd Hill. Analysis should include feasibility for implementation of specific infrastructure systems for a range of possibilities at Floyd Hill. The Floyd Hill master plan shall include valid and relevant information that informs future land use decisions.

Performance Measures:

- Ensure that alternatives are feasible, incorporate planned and managed growth, and are sustainable.
- Provide an Action Plan that is comprehensive, phased, and identifies step-by-step actions for County staff to implement the plan.

6. Identify the feasibility and need for secondary access and emergency egress for Floyd Hill

With limited access for the Floyd Hill residential community, the community has several challenges for secondary access and emergency egress for emergency response vehicles, including air ambulances. This issue is complicated by high wildfire hazard potential and a limited and sometimes severely congested transportation network. Flight for Life landing zones are currently located at the High School Parking Lot, the Overpass, and the Ride Stop. The Overpass creates traffic flow problems for people trying to leave Floyd Hill. The master plan shall develop emergency egress and secondary access maps. These maps will be used to continue conversations with CDOT regarding helicopter landing zones.

Performance Measures:

- Identify feasibility and design considerations for emergency preparedness including wildfire evacuation, alternate heli-pad / flight for life location, etc.

The critical success factors shall be noted throughout the master plan where specific goals of the plan are addressed. They will be graphically depicted as shown below.



Critical Success Factor

Critical Success Factor

II. Plan Methodology

A. Master Plan Method

The process included five planning stages, although some of the stages were ongoing concurrently. Stakeholder involvement was an element included in each of the stages, as Steering Committee meetings were held in every stage of the process. Figure I depicts the process that was implemented to reach the alternatives stage of the Master Plan.

Project Kick-off

The project kick-off stage included a visit to the Floyd Hill site area and collection of relevant planning and regulatory documents for the County and neighboring jurisdictions. The consultant team met on site and conducted a walking tour of the study area, including the high school site, locations of existing buildings and businesses, transportation routes, existing drainage patterns, visible utilities, signage, landscape, and topography. Notable information was documented and included in the site analysis for the study area.

The following list of planning and regulatory documents were reviewed by the consulting team during the first stage of the planning process. These documents were reviewed for information relevant to the Floyd Hill study area and context, and their relationship to opportunities, constraints or potential conflicting direction for Floyd Hill. It is important to note that the Floyd Hill area hasn't been studied in a specific plan since 1993, when the neighborhood plan was completed.

- Clear Creek County (CCC) Master Plan 2030
- CCC Open Space Plan (2005)
- CCC Subdivision Regulations
- CCC Zoning Regulations
- CCC 1041 Regulations
- CCC The Right to Be Rural
- CCC Greenway Plan
- CCC Non-motorized Routes Master Plan (1990)
- CCC Community Wildfire Protection Plan (2008)
- 1993 Floyd Hill, Saddleback, Beaverbrook Area Master Plan
- Idaho Springs Comprehensive Plan (2008)
- Idaho Springs 3 Mile Plan (2008)
- Evergreen Area Community Plan (2005)
- Jefferson County Comprehensive Master Plan / County-wide Transportation Plan (1998/2008)
- Jefferson County Open Space Master Plan (2005/2008)
- Black Hawk Comprehensive Plan (2004)
- Black Hawk Transportation Plan (2000)
- Gilpin County Master Plan (2008)
- CDOT / Collaborative Effort Memo Consensus Agreement (2008)
- Rocky Mountain Rail Authority documents
- I-70 Programmatic Environmental Impact Study (2008)
- I-70 Coalition Statement (2005)
- Gaming Area Access Environmental Impact Study (Ongoing)
- Arber Wastewater Utility Study (2007)

Visioning

Visioning was the second stage of the planning process, although “visioning” doesn’t end for Floyd Hill with the completion of this master planning process. Visioning discussions were held with the stakeholders and County staff at several meetings with the Steering Committee, at focus group sessions for transportation, utility providers, and community representatives, and at the two day design charrette which was open to the public. A more complete description of all of the public meetings are included in Section III Key Findings, Community Values.

Visioning is more than identifying the goals, values and perceived needs of Floyd Hill stakeholders. Visioning is a challenge to the County to implement a gateway plan at its eastern entry along I-70, to promote high quality design that meets specific performance criteria, and to acknowledge the outside forces that affect the area and take them head on, rather than allow them to just happen. Through the master planning process these challenges that lay ahead were identified and discussed, and should continue to be discussed for Floyd Hill with the completion of this process.

Analysis

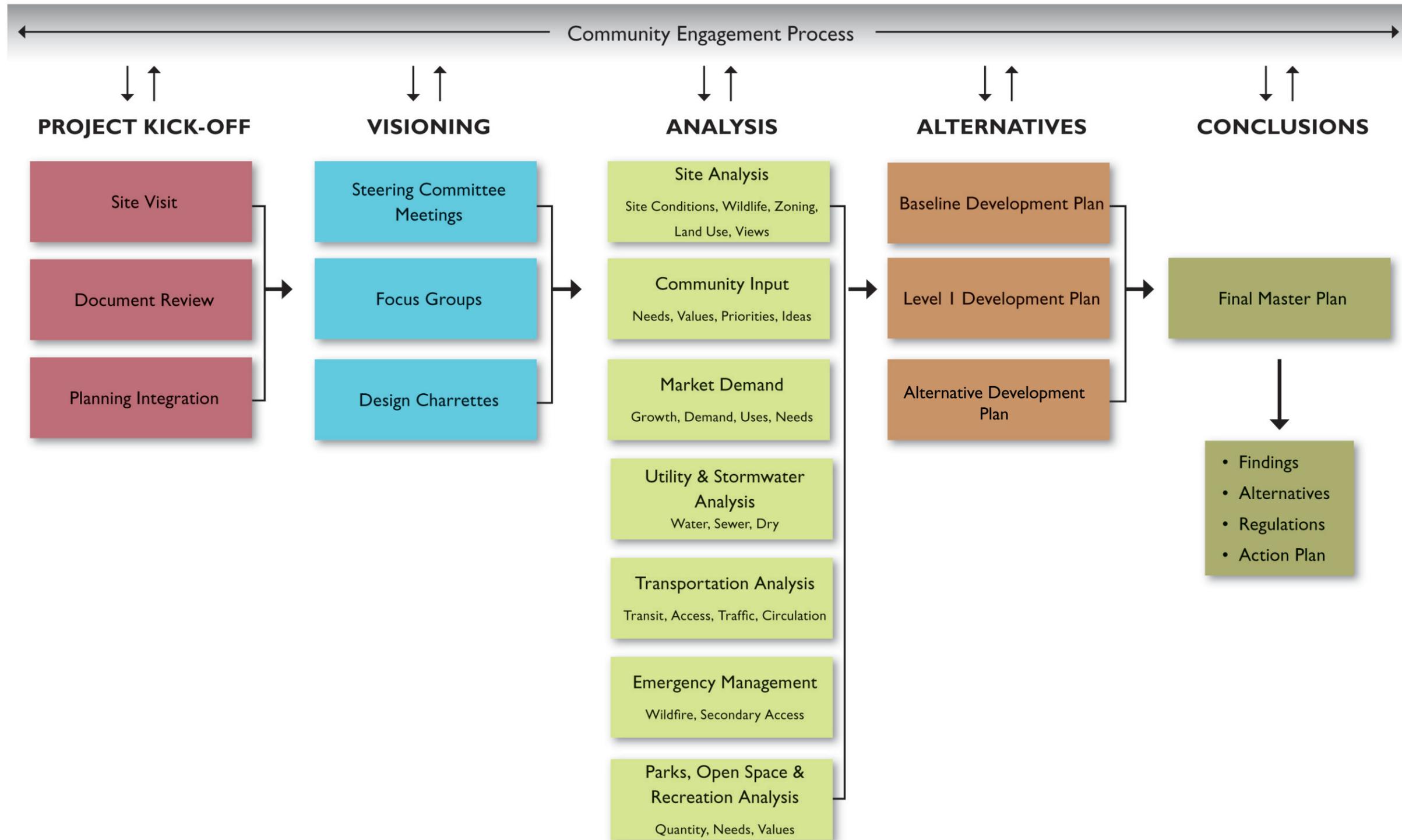
The master plan involves a variety of complex and important issues. Each of the following elements were thoroughly analyzed through the process, and should continue to be analyzed in response to future changing circumstances: site analysis, community input, market study, utility analysis, transportation analysis, and parks and open space analysis. Members of the consulting team are experts in each of the respective areas, and contributed to the analysis of each element. Several presentations regarding findings were presented to the Steering Committee and a stakeholder working group, which was formed with members from the focus groups. The key findings for each of the elements that were analyzed as part of the master plan process are listed in Section III Key Findings.

Alternatives

The master plan process sought to discover the actual feasibility and reality of addressing each of the issues, and promoting the opportunities discovered in the analysis phase. Two alternative levels of development were developed from this feasibility analysis. In addition, a third Alternative Development Plan was explored for future research and County use. Each alternative includes realistic steps that need to occur for that alternative to become a reality, and whether or not consensus could be achieved for that particular scenario. The two alternatives that were analyzed as part of the process were Baseline Development Plan, and Level I Development Plan, both are thoroughly described in Section IV Alternatives. The Third Alternative Development Plan is outlined and thoroughly described as an addenda item for future research and County use.



Project Process Flow Chart - Figure 1



B. Planning Integration

A number of recent planning efforts have been focused around the Floyd Hill area and its future in the I-70 corridor, the region, and in Clear Creek County. An important element of this master plan process was to analyze the various studies, documents and plans that could have an effect on Floyd Hill and determine how the master plan should address these potential future scenarios. This master plan process provided the County and Floyd Hill stakeholders the opportunity to be proactive and set their own goals for growth, identity, and its future, regardless of plans being done on a more regional scope.

The consulting team completed a plan review of relevant strategic planning efforts that may impact Floyd Hill, including both local and regional master plans, water service plans, regional and state-wide transportation plans, and many more plans and documents that are ongoing or have been completed. A complete matrix of documents reviewed is included in the Appendix.

The plan review served to streamline planning efforts and maximize the consulting team's resources through the identification of how Floyd Hill could be impacted by regional forces in the future. Considerations for these outside forces were an important aspect of preparing this master plan, and the following considerations were identified and integrated into the plan during the process.

Master Plan Considerations: I-70 and Transit

Several regional transportation studies were ongoing during the Floyd Hill Master Plan process, including the Colorado Department of Transportation (CDOT) Programmatic Environmental Impact Statement (PEIS), the CDOT Collaborative Effort (CE), I-70 Coalition Land Use Planning Study for Rail Transit Alignment throughout the I-70 Corridor, CDOT Gaming Access EIS, and Rocky Mountain Rail Authority (RMRA) Rail Feasibility Study. The project team was able to meet with the CDOT Gaming Access EIS representatives and received information from the I-70 Coalition and RMRA project teams to incorporate the appropriate data into the proposed Floyd Hill master plan alternatives and action plan. Considerations for this master plan include the possibility of transit / advanced guideway systems in the I-70 corridor, and station locations for the potential transit system. The master plan addresses how different levels of multi-modal systems and potentially some level of transit can be accommodated at Floyd Hill.

Regardless of whether the County or Floyd Hill community choose to embrace transit, acknowledgement of transit's potential for the I-70 corridor was important to the comprehensiveness of this master plan.

Community Values

Stakeholders at Floyd Hill have a wide variety of interests, ranging from wildlife habitat and open space preservation, to transit oriented development. Over the years it has been difficult for Floyd Hill stakeholders to gain a consensus about the future of their community, with developers and residents having differing opinions about growth. This is typical of areas facing growth pressure, and the master planning process sought to achieve consensus about a vision for Floyd Hill. Considerations for this master plan included balancing the community values with the market demand for development at Floyd Hill in an effort to reach a community consensus. The master plan addresses what level and type of development is supported by market demand, and how that level of development could be integrated into the community fabric to maintain the Floyd Hill rural character and architectural vernacular.

Water & Sewer Utilities

There is no municipal water service at Floyd Hill, and stakeholders are concerned that any future development without a sustainable water source will burden the community's water supply. Considerations for this master plan included evaluating potential water sources, feasibility and cost for accessing those sources,

and the process to obtain water. The master plan includes a feasibility analysis for three water supply expansion scenarios: obtaining water through wells and permits, water through augmented off-site wells, and water from a municipal supply. In addition, design guidelines incorporating water conservation planning principles are included in the master plan.

In 2004, the Clear Creek County School District built a wastewater treatment plant at Floyd Hill that currently services the high school. Some additional development can be accommodated with the expansion of this existing plant. Considerations for the master plan included evaluating the amount of development that can be accommodated utilizing this existing infrastructure, and the cost to expand the facility. The master plan includes a feasibility analysis for utilization of the wastewater treatment plant and costs associating with expanding it to its approved size, as well as a projected development capacity based on such expansion.

As described in the master plan, certain levels of infrastructure improvement will be so costly that it would translate into a development intensity necessary for funding of such improvements and may change the general character of the area.

Gaming Community Influence

The communities of Black Hawk and Central City are located very near the Floyd Hill study area, and the recent voter approval of gaming expansion could have a significant influence on the growth of Clear Creek County and Floyd Hill. The transportation corridors that provide access to the gaming communities along I-70 include the Highway 6 Interchange with access to Highway 119 and the Central City Parkway located at the Hidden Valley interchange. The location of these access points creates a transportation convergence point near Floyd Hill. Considerations for this master plan include potential market demand at Floyd Hill for housing and service needs for gaming communities, or transportation services to these communities and other locations within the County.

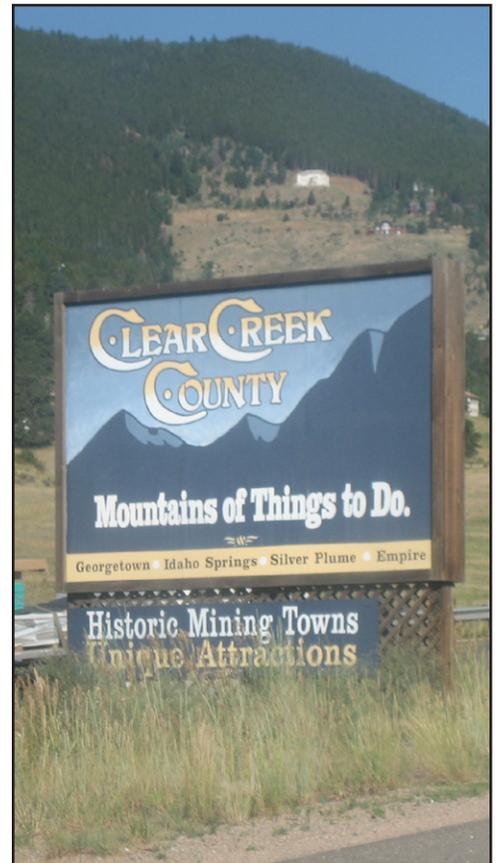
Identity

Floyd Hill is a low density, rural mountain residential community, with some commercial and office buildings. Considerations for this master plan included developing general design guidelines for Floyd Hill that protect and enhance its existing character and identity should additional development occur at the eastern gateway to Clear Creek County.

Critical Success Factor

Balancing the needs of the community - reaching a common vision

Aesthetics and sense of place - how is Clear Creek County portrayed at its gateway?



C. Study Area & Context

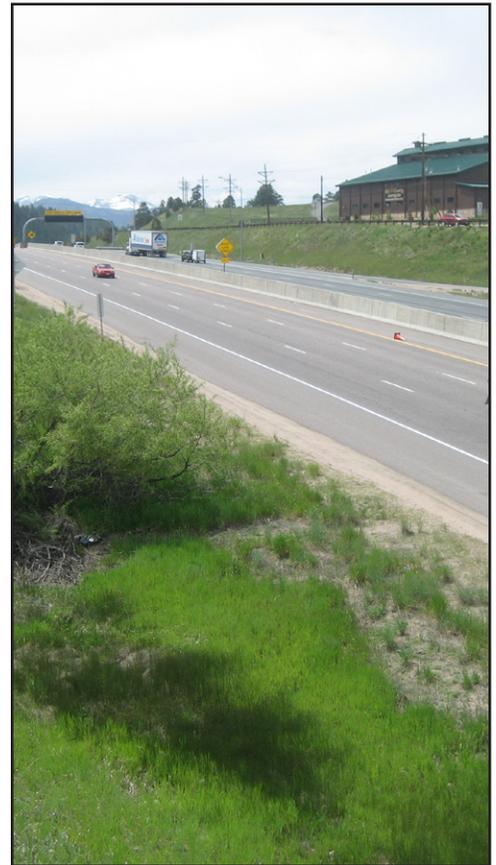
Floyd Hill does not have a recognized boundary or limits within the County. It is a large unincorporated area generally extending along I-70 west from the Jefferson County border to the Highway 6 interchange, south to the ridgeline of Saddleback Mountain, and north to Clear Creek and Highway 6. The current population in the unincorporated Floyd Hill area is greater than the population of some of the County's incorporated municipalities, such as Empire and Silver Plume.

For purposes of this study, the Floyd Hill area was defined as 570 acres strategically located at the eastern gateway to the County, extending east and west of the I-70 interchange at mile marker 247, on both the north and south sides of I-70. There are 95 ownership parcels located in the study area most of which are privately owned. Exceptions include those parcels owned by Clear Creek County and CDOT as I-70 right-of-way and the Clear Creek County School District RE-1. South of the study area there are nearly 500 single family residences, all of which access the highway through the study area. North of the study area is primarily County owned open space.

Floyd Hill is located approximately 30 miles west of Denver, which makes it quite accessible to the city and metropolitan area. Of the total 570 acres in the study area:

- 464 acres are zoned Mountain Residential (MR-1)
- 28 acres zoned Planned Development (PD)
- 38 acres of Commercial (C-1)
- 40 acres of right-of-way (I-70 and other)

Map A shows the entire study area and designates a number label for each parcel. The chart illustrates the parcel numbers as indicated on the map, ownership, zoning, and acreage.



Existing Zoning

Understanding the existing zoning of parcels within the study area was extremely important to the master planning process.

In the County's MR-I district, one unit is allowed per parcel, and development of the parcel follows the County's Performance Standards for the applicable zoning district. If a subdivision of a parcel that is zoned MR-I is requested by a private landowner, a density of two (2) acres per unit is allowed for subdivisions utilizing a wastewater treatment plant, and a density of five (5) acres per unit is allowed for subdivisions utilizing ISDS systems. Subdivisions of land are required to follow the County's Subdivision Regulations, including evidence of an adequate legal and physical water supply.

The County's C-I district, which is now an obsolete zoning district, allows uses including restaurant/food services, retail trade, commercial, light manufacturing, office, and lodging. Multi-family residential may also be developed in conjunction with significant commercial development when more than 21 dwelling units are proposed. Density of these parcels may not exceed 50% of the total square footage of the parcel.

Planned Development is a zone district which allows an owner to develop a tract of land under a specific plan, not otherwise provided for within other zoning designations. The Planned Development areas within the study area were analyzed during the master plan process to determine both land use and intensity of development allowed by the County.

Existing Conditions

Within the study area parcels there is a total of 112,562 square feet of built commercial, warehouse, and office space, not including the high school (see Market Study findings in Section III for more detailed description of the built conditions). In addition to the commercial and office uses, there are also ten single family residences.

There are also several approved projects within the study area that are either not built, or have remaining allowed square footage to be built, including:

- 188-unit apartment complex and 42,000 square foot commercial use at Beaver Brook Apartments
- 10,000 square feet commercial use at Floyd Hill Crossing
- 50,000 square feet office and commercial uses at the Tech Park

The map on the following page includes the existing zoning for the study area, as well as locations for the approved projects.

The next section of the report will provide an overview of the key findings identified through the project process and consultant research. These key findings are intended to establish the baseline data for identification of existing physical conditions of the site, community values, market demands, utility services and capacity, transportation demands and opportunities, as well as parks, recreation and open space resources. This baseline data was used as guiding information for the development of the three master plan alternatives found in Section IV.

Floyd Hill Master Plan

Study Area Properties

Parcel	Ownership	Current Use	Approximate Size
1	Private	Mountain Residential	106.0 Acres
2	Private	Mountain Residential	1.2 Acres
3	Private	Mountain Residential	32.5 Acres
4	Private	Mountain Residential	35.9 Acres
5	Private	Mountain Residential	83.7 Acres
6	Private	Mountain Residential	35.4 Acres
7	Private	Mountain Residential	31.2 Acres
8	Private	Mountain Residential	1.9 Acres
9	Clear Creek County	Right-of-Way	3.1 Acres
10	Private	Mountain Residential	2.1 Acres
11	Private	Mountain Residential	2.6 Acres
12	Private	Mountain Residential	2.2 Acres
13	Private	Mountain Residential	1.0 Acres
14	Private	Mountain Residential	1.5 Acres
15	Private	Commercial One	0.8 Acres
16	Private	Planned Development	9.0 Acres
17	Private	Mountain Residential	0.9 Acres
18	Private	Commercial One	1.2 Acres
19	Private	Mountain Residential	2.7 Acres
20	Private	Mountain Residential	1.3 Acres
21	Private	Mountain Residential	12.0 Acres
22	Private	Commercial One	0.9 Acres
23	Clear Creek County	Right-of-Way	1.6 Acres
24	Private	Planned Development	0.2 Acres
25	Private	Mountain Residential	8.0 Acres
26	Private	Planned Development	0.2 Acres
27	Private	Planned Development	0.2 Acres
28	Private	Mountain Residential	1.0 Acres
29	Private	Planned Development	0.2 Acres
30	Private	Planned Development	0.1 Acres
31	Private	Planned Development	0.1 Acres
32	Private	Planned Development	4.0 Acres
33	Private	Planned Development	0.9 Acres
34	Clear Creek County	Right-of-Way	0.3 Acres
35	Private	Mountain Residential	0.9 Acres
36	Private	Commercial One	0.7 Acres
37	Private	Planned Development	2.6 Acres
38	Private	Planned Development	0.1 Acres
39	Private	Planned Development	0.1 Acres
40	Private	Planned Development	0.2 Acres
41	Private	Planned Development	0.2 Acres
42	Private	Planned Development	0.2 Acres
43	Private	Planned Development	0.2 Acres
44	Private	Planned Development	0.8 Acres
45	Private	Commercial One	0.1 Acres
46	Private	Mountain Residential	0.1 Acres
47	Private	Mountain Residential	0.7 Acres
48	Clear Creek County	Right-of-Way	30.4 Acres
49	Private	Mountain Residential	0.1 Acres
50	Clear Creek County	Right-of-Way	4.7 Acres
51	Private	Commercial One	0.9 Acres
52	Private	Commercial One	1.6 Acres
53	Private	Commercial One	2.2 Acres
54	Private	Mountain Residential	2.0 Acres
55	Private	Planned Development	0.1 Acres
56	Private	Planned Development	0.1 Acres
57	Private	Planned Development	0.2 Acres
58	Private	Planned Development	0.2 Acres
59	Private	Planned Development	0.2 Acres
60	Private	Planned Development	0.2 Acres
61	Private	Commercial One	0.6 Acres
62	Private	Commercial One	0.2 Acres
63	Private	Planned Development	2.5 Acres
64	Private	Commercial One	0.7 Acres
65	Private	Commercial One	1.3 Acres
66	Clear Creek Fire Authority	Planned Development	1.4 Acres
67	Private	Commercial One	19.6 Acres
68	Private	Commercial One	1.4 Acres
69	Private	Mountain Residential	2.0 Acres
70	Private	Mountain Residential	1.7 Acres
71	Private	Commercial One	0.9 Acres
72	Private	Mountain Residential	42.3 Acres
73	Private	Commercial One	1.4 Acres
74	Private	Mountain Residential	0.1 Acres
75	Private	Mountain Residential	0.1 Acres
76	Private	Commercial One	0.9 Acres
77	Private	Commercial One	0.9 Acres
78	Private	Planned Development	2.3 Acres
79	Private	Commercial One	0.0 Acres
80	Private	Commercial One	1.0 Acres
81	Private	Commercial One	0.8 Acres
82	Clear Creek School District	Mountain Residential	1.2 Acres
83	Private	Mountain Residential	0.6 Acres
84	Clear Creek Metro Rec District	Planned Development	1.2 Acres
85	Private	Mountain Residential	0.8 Acres
86	Private	Mountain Residential	1.1 Acres
87	Private	Mountain Residential	0.8 Acres
88	Private	Mountain Residential	1.1 Acres
89	Private	Mountain Residential	0.9 Acres
90	Private	Mountain Residential	1.1 Acres
91	Clear Creek School District	Mountain Residential	7.9 Acres
92	Private	Mountain Residential	0.7 Acres
93	Clear Creek School District	Mountain Residential	24.6 Acres
94	Private	Mountain Residential	3.7 Acres
95	Private	Mountain Residential	6.7 Acres



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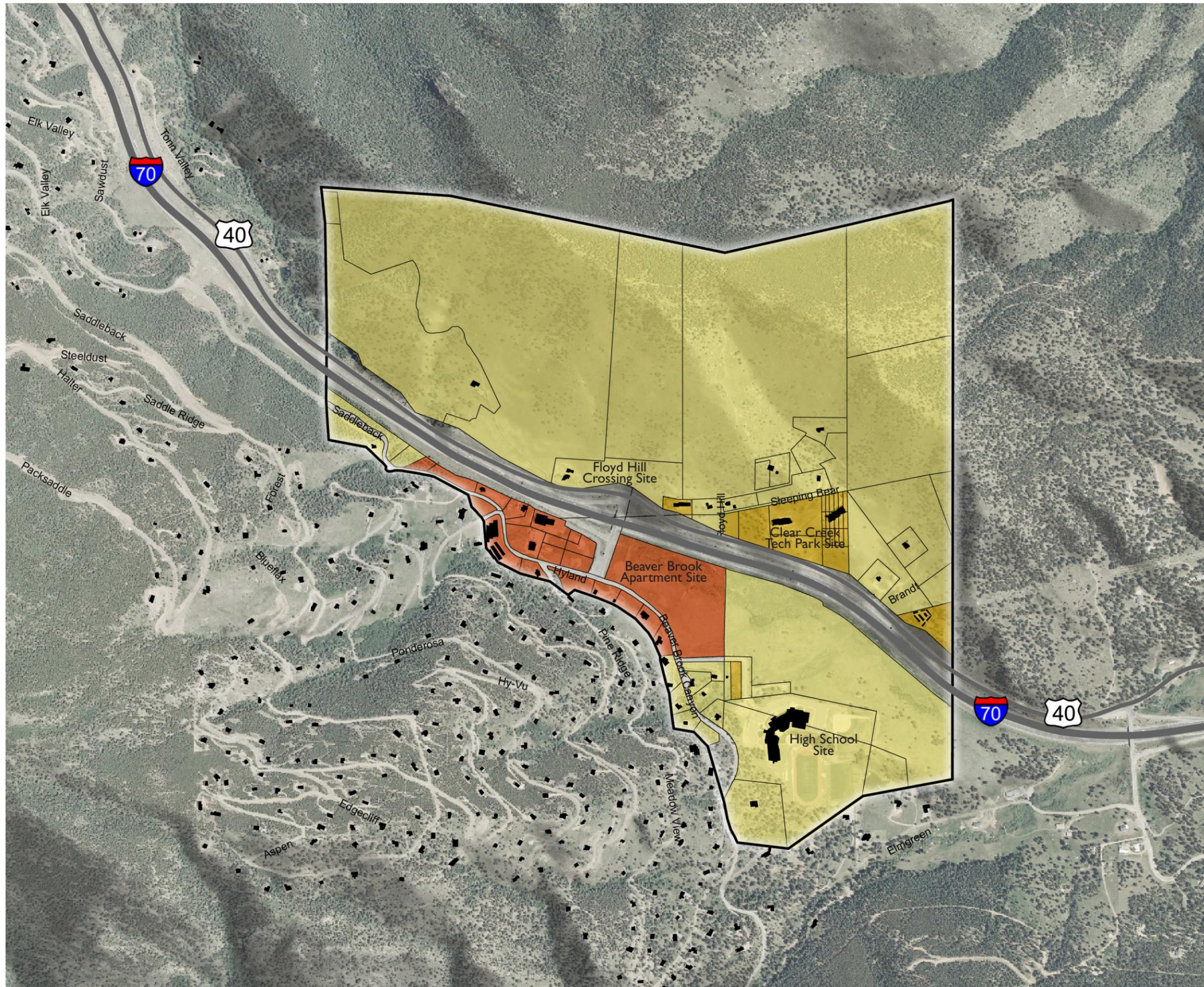
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April 1, 2009

Floyd Hill Master Plan

Existing Zoning

-  MR-1 Mountain Residential
-  PD Planned Development
-  C-1 Commercial
-  Existing Buildings
-  Study Area Boundary



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April 1, 2009



III. Key Findings

In order to provide the County with a complete and thorough analysis of the complex conditions and issues that exist at Floyd Hill, in the I-70 corridor and in potential future development, the consultant team completed a study of each development consideration including site analysis, community values, market demand, utilities, transportation, and open space needs. The purpose of these findings is to establish a baseline of data that can be utilized to determine what the options are available for potential future development at Floyd Hill. The findings were used as a starting point to creating the development alternatives found in Section IV.

A. Site Analysis

The consultant team began the project in June 2008 with a site visit and analysis to determine the appropriate areas to include in the study and to explore the existing Floyd Hill conditions and characteristics. Through walking the site, analyzing County mapping, and exploring the entire area, the consultant team, along with the County Planning Department, established the study area for the master plan. After determining the study area, the consultant team began a thorough evaluation and assessment of the area's features and existing character. Site analysis is the key to a well-designed project, and begins with an inventory and assessment of physical, biological, and cultural attributes of the area. Detailed analyses of those attributes that make a site unique or contribute to its identity are included to ensure that the site analysis guides future land use and development decisions in a sustainable manner. During the site analysis process, the area was further analyzed to determine the opportunities and constraints for development that the attributes of the site hold.

The following elements were included in the detailed analysis for the Floyd Hill study area.

Wetlands/Drainage

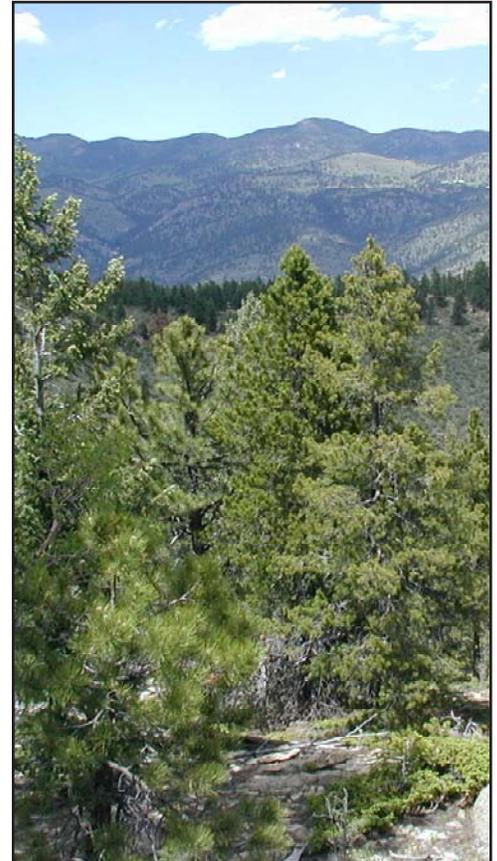
Wetland and drainage systems are vital to the environmental health and character of a place, and are primary locations for wild-life habitat. A wetland study was not completed as a component of this master plan, but wetland delineation was requested from land owners in the study area for purposes of the site analysis. There are minimal wetland areas within the Floyd Hill study area, but those that are delineated are located primarily along the south side of I-70. Wetlands should be protected with any future development, and are considered a significant amenity of the subject area. Local, state and federal legislation provides a process for identification of these wetlands and their restrictions to development.



Critical Success Factor

Balancing the needs of the community - reaching a common vision

Utilize thorough information gathering to establish a baseline of data to identify site opportunities and constraints



Topography

A slope analysis was conducted for the study area utilizing County topographical data. The topography in the subject area is mountainous, and a majority of slopes are greater than 10%. There are parts of the subject area that have slopes greater than 30%, which are more difficult to develop without significant grading and potential erosion. All parts of the subject area have slight slope to significant slope, and areas with the least amount of slope are the most readily and easily developable. Local legislation provides a maximum for slopes designated as suitable for development and a process for topographic alteration.

Wildlife Movement

Clear Creek County is home to a significant amount of wildlife. The wildlife data was provided by Natural Diversity Information Source (NDIS), which provides mapping, data, information, and links to similar web-sites concerning hunting, fishing, wildlife, habitat, and conservation planning issues in Colorado. There is wildlife movement in the subject area, especially elk and mule deer. Elk migration patterns are depicted in the southwestern part of the subject area as well as along I-70, and mule deer migration corridors are located adjacent to nearby I-70. There are multiple locations where there is a potential concentration for bears, and potential for Preble's jumping mouse population, an endangered species. It should be noted that the Preble's mouse has not been identified in the study area through environmental studies.

Forested Areas/Wildfire Areas

Floyd Hill is a heavily forested area, including part of the study area, and much of the area is considered severe wildfire hazard area. There are a wide array of trees and vegetative species in the subject area. The major tree species include Aspen, Ponderosa Pine, Gamble Oak, Douglas Fir, and Lodgepole Pine. Due to Mountain Pine Beetle Infestation in Colorado, there is potential that all of the Lodgepole Pine in the area will all be dead within 3-5 years, which has significant impact on wildfire potential. The County has Wildfire Mitigation Standards that require a series of defensible spaces around residences, and recently adopted a Community Wildfire Protection Plan that includes additional mitigation support and resources to homeowners. The wildfire hazard area is important to include in the master plan site analysis to accentuate the need for additional secondary access and emergency egress at Floyd Hill due to the potential for wildfire.

Site Context

The Floyd Hill study area is divided into two parts by I-70, with the only connection between the parts being the two lane overpass, Homestead Road. Homestead Road has paved shoulders, but no separated bicycle or pedestrian walkway to connect the north and south sides of the Floyd Hill area.

Floyd Hill Master Plan

Site Analysis

-  Shrub / Grass / Forb Mix
-  Ponderosa Pine / Aspen / Gamble Oak / Lodgepole Pine Mix
-  Existing Trees
-  Streams
-  Water Bodies
-  Existing Buildings
-  Study Area Boundary



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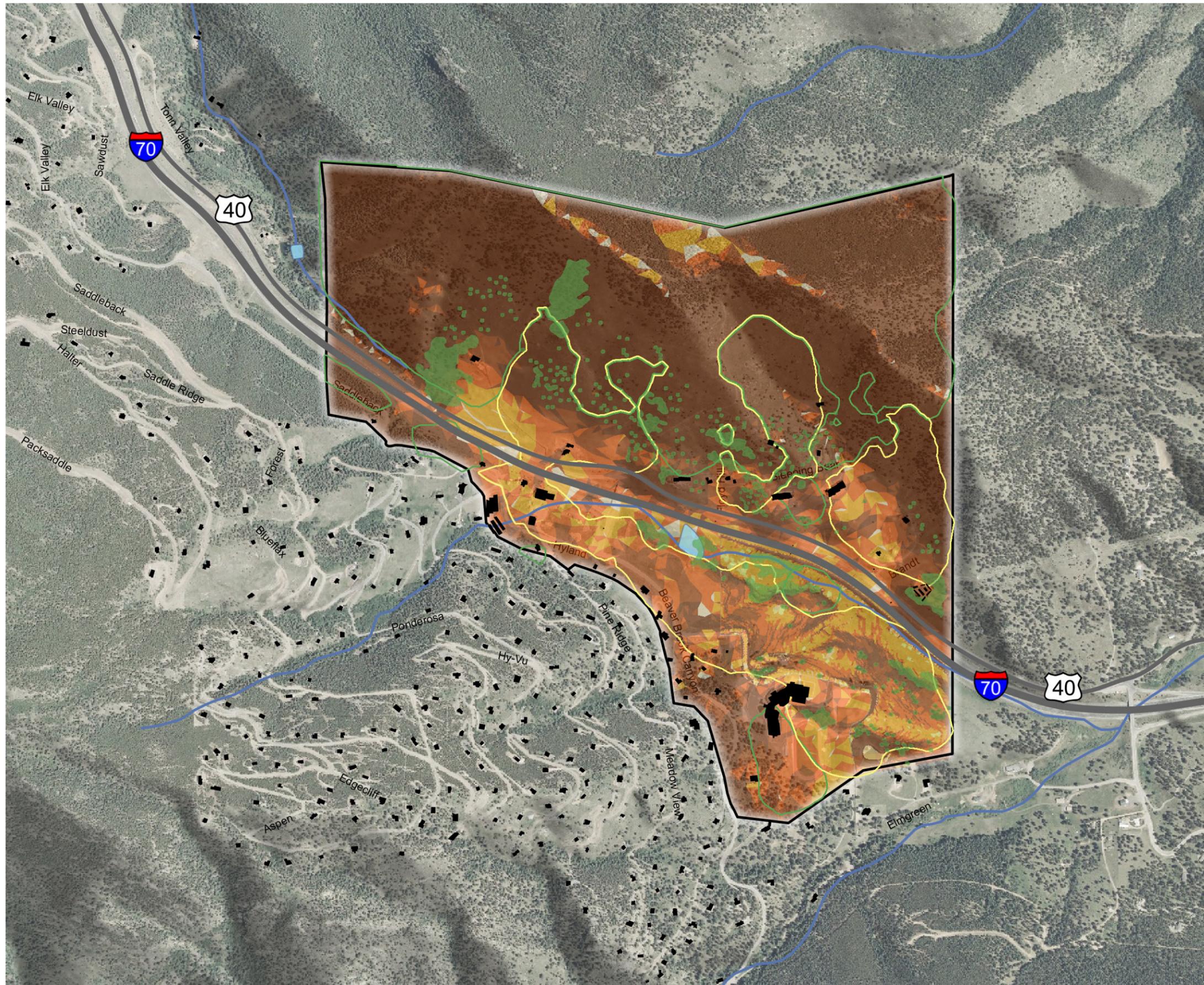
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April 1, 2009



Floyd Hill Master Plan

Wildlife



- Elk Migration and Highway Crossing
- Mule Deer Migration and Highway Crossing
- Elk Population Areas
- Bear Conflict Areas
- Bear Concentration Areas
- Lynx Population Areas
- Preble's Jumping Mouse Population Areas
- Study Area Boundary

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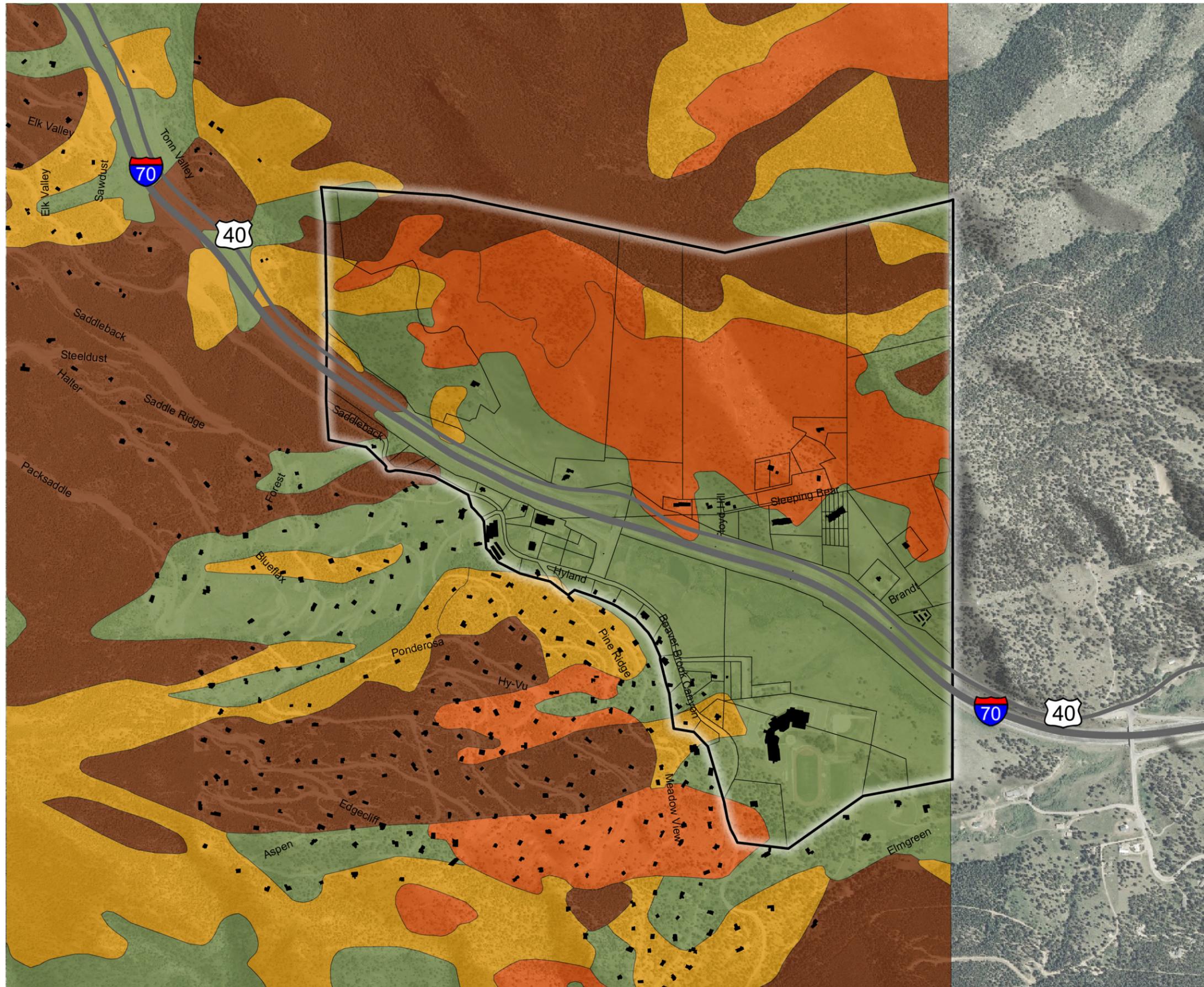
April 1, 2009



Floyd Hill Master Plan

Wild Fire Hazards

-  Low Fire Hazard
-  Medium Fire Hazard
-  Severe Fire Hazard
-  Severe Brush Fire Hazard
-  Existing Buildings
-  Study Area Boundary



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B. Community & Stakeholder Input

Close interaction with the public, County staff, and key stakeholders was critical throughout the project process and resulted in the identification of residents' concerns, perceived needs, and priorities regarding the development of Floyd Hill. The project team worked to include a wide representation of interests, groups, and geographic areas, so as to represent the diverse needs of the community's residents and stakeholders and identify their concerns and issues. These efforts included a wide variety of forums and opportunities for residents and stakeholders to participate and to engage the master planning process, to guide the identification of important issues and appropriate solutions.

FHMP Advisory Committee Kick-off Meeting

A two-part Kick-off Meeting with the FHMP Steering Committee and the consultant team was held in June 2008. The purpose of the meetings was to facilitate a discussion in order to reach a consensus on the vision for Floyd Hill, as well as identify the key issues that needed to be addressed through the master plan process. Through these meetings the Steering Committee discussed the interests of the groups that they represent, their perceptions of the community's values and developed a list of critical success factors for the project. Please refer to Section I. C for the critical success factors developed through these meetings.

The consultant team guided the discussion through the use of a variety of images so as to gain feedback from the group on their opinions and perceptions of the community's values in regard to types and density of development, preservation of open space, desire for a rail station or rail accessibility, community amenities, tourism draws, types of residential housing, what type of "gateway" Floyd Hill should be, as well as design standards for future development.

Steering Committee feedback indicated that the vision for Floyd Hill varies greatly amongst different stakeholder representatives, user groups and residents. Yet, some areas of consensus were identified through the discussion. These areas of agreement* include the following:

- The need to balance development and open space
- Concentrated development in specific areas
- The need for site specific design standards
- Rail accessibility via bus system
- Preservation of a sense of community through limited day tourism
- Promotion and preservation of the natural beauty of the "gateway"

*Please note that these areas of agreement are related to the timing of these meetings and evolved throughout the process.

Focus Groups

In order to gain input and information from a wide variety of stakeholders three focus groups were held in July of 2008. The focus group meetings were facilitated by the consultant team utilizing a variety of interactive strategies and exercises. The focus groups had three main topics: transportation and emergency services, utilities, and community values.

Transportation

The consultant team met with a wide variety of local, county and regional agencies, organizations and groups to discuss the needs for transportation infrastructure, multi-modal transit and emergency access on Floyd Hill. The meeting was initiated by the consultant team providing an overview of the project and the identified goals and issues to be addressed through the master plan in regard to transportation. These goals and issues included identifying feasible and community-supported options for traffic circulation, interchange access, transit access, connectivity, bike and pedestrian access and emergency access improvements. The meeting was attended by CDOT employees, Gaming EIS staff, County staff, local emergency services providers, Open Space Commission representatives, local developers, and neighboring jurisdictions.

Participant discussion and feedback illustrated support for the completion of Interchange 247 with an additional frontage road for local access, although it was recognized that there would be major challenges due to the wetlands, slope, wildlife habitat, property ownership pattern and funding and that options will be greatly impacted by the results of the Gaming EIS.

Emergency access was a major area of concern for County staff and residents, especially in the potential event of a natural disaster or forest fire. Although most of the residents of Floyd Hill are located outside of the 570 acre study area, the study area must be traversed to get to their homes, and perhaps more importantly, the study area is the only route for them to get from home to I-70. This important access and travel route heightens their concerns regarding emergency access. It was strongly stated that existing access points need to be publicized to residents, and that additional access points or evacuation mediums are needed. Some suggestions included additional clear zones for helicopters and additional access points south of I-70. In regard to transit options, participants held a wide variety of opinions on what options best suited Floyd Hill. Although consensus was not reached, participants discussed population and tourism growth impacts on transit needs, current travel patterns, the need for and connections for bus transit and the opportunities for increasing multi-modal transit access.

It was largely recognized by participants that future transportation infrastructure development will be time and resource-intensive. Future success will be dependent on increased communication and collaboration with neighboring community, regional, and state planning efforts (i.e. – Jefferson County, RTD, CDOT, etc.) Additionally, the County will need to leverage cost-sharing opportunities and maximize traditional and alternative funding sources in order to support transportation infrastructure development.

Utilities

Through the public input process, information was gained through meeting and speaking with the utility users and providers in the community and region. These stakeholders included local developers, Saddleback Mountain Metro District (water), Lookout Mountain Water District, Intermountain Rural Electric Association (electric), the City of Idaho Springs (water), Beaver Brook Water and Sanitation District (water and wastewater), Qwest (phone/cable/internet), Clear Creek School District (wastewater), and the Clear Creek County Water Bank (water). Through a facilitated discussion, each representative provided insight as to their organization's existing and potential capacity, capability and process for providing service to Floyd Hill, as well as the costs associated with these services.

A detailed overview of the information gathered from each of these utility providers can be found in Section D- Utilities of the report.

Floyd Hill Residents and Community

A third focus group meeting was held with the residents and neighborhood groups associated with Floyd Hill. The purpose of this meeting was to identify residents' values, desires for amenities, and opinions on the need for various types of development, land uses and transportation infrastructure. The focus group was attended by a diverse group of individuals, including those with young families, retirees, and Floyd Hill business owners.

Residents of Floyd Hill value the community's affordability, natural setting, trails and recreation opportunities, scenic views, access to the mountains and Denver, as well as the sense of community that they feel when interacting with other residents. Some of the characteristics that make Floyd Hill unique include large lot sizes, rural feel, mining history and landmarks, such as the antique store, the hill itself, I-70 and the high school. Participants indicated that most have to commute to areas such as El Rancho, Lakewood, Idaho Springs and Evergreen for work, shopping, and entertainment. When asked what types of amenities they would like to see in the future on Floyd Hill, those mentioned were a small grocery/convenience store, a few local restaurants, civic facilities (community center and education facilities), transit connections to El Rancho and Idaho Springs, and completion of Interchange 247, bike and pedestrian facilities and increased emergency access.

Additional information was gained from residents and stakeholders via email and an informal survey (administered by community home owners' associations located outside of the master plan area) of Floyd Hill residents that was completed in July of 2008. Resident values and concerns identified through these mediums include water quality, mountain pine beetle infestation, emergency evacuation, environmental preservation and I-70 expansion/light rail. Those areas that residents see as priorities include establishing an adequate water supply, water quality, managing commercial development and transportation infrastructure.

Design Charettes

On August 18-19, 2008, the Floyd Hill Master Plan consultant team held a two-day design charrette open to the public with a public meeting held in the evening of each day. There were approximately 50 people who attended. On the first day of the design charrette, our team used input from the focus groups and the stakeholders and created four different concept plans that allowed for a discussion of the opportunities and constraints of the subject area. The four concept plans included medium-low intensity development with civic uses; educational, civic and residential uses; town and country; and mixed-use village. On the second day of the design charrette, our team discussed the feasibility and phasing over time of two different options.



Critical Success Factor

Balancing the needs of the community - reaching a common vision

Identify and incorporate community values



Critical Success Factor

Engage relevant stakeholders

Engage relevant cities, counties, agencies, utility providers, neighbors, land owners and developers in three focus group meetings to fulfill data gathering needs

Engage the Floyd Hill and Clear Creek County residents and stakeholders in two public design charrettes to gain feedback on conceptual plans for the Floyd Hill area.

Input was gained from participants through a facilitated discussion of the team's research to date and a review of each of the four concept plans. Additionally, those who attended the open house and were not able to be present for the public meetings provided feedback through comment cards. Community input gained during this two day charrette and two public meetings ranged from adamant opposition to any development to desires for the development of a town center in order to provide residential, retail, and civic facilities. Although there was a wide range of opinions, some areas of consensus include preserving the rural feel and natural setting of the community, the desirability of concentrated development, the need for more community amenities, the need for design standards, the need for additional emergency access, concerns about availability of water and utilities and access to transit.

Stakeholder Working Group

The Stakeholder Working Group was formed following the design charrettes and included the consultant team, representatives from Clear Creek County, City of Idaho Springs, and Jefferson County, members of Homeowners Associations, and landowners in the subject area. This meeting was held on November 14, 2008. The Stakeholder Working Group Meeting was intended to allow for the consultant team and Steering Committee to present the findings that had been completed through research and analysis to a larger community group. The findings included the market study that was done for the subject area, the community input that was compiled from the design charrette and focus groups, transportation alternatives and ridership potential, traffic generation from potential development, potential utility providers, and the design guidelines concepts. Once the findings were presented the consultant team asked the stakeholders to provide their further input.

Feedback indicated the need for inclusion of additional data regarding wildfire hazard and the importance of including emergency egress and secondary access notation in the master plan, concerns with the amount of market potential for the area, and importance of the utility feasibility and cost analysis to the master plan.

Master Plan Draft Public Input Meeting

The last part of the community and stakeholder input component of this master plan was the public input meeting to present the draft master plan. The meeting was held on July 30th, 2009 and over one hundred people attended the meeting at the Floyd Hill Fire Station. Many residents had concerns about the master plan and inclusion of potential for development at Floyd Hill. Norris Design presented the draft master plan, including process, findings, conceptual alternatives, design guidelines and action plan, and then answered questions and took comments from the public. Primary concerns from the public came from conceptions that the master plan enabled the Alternative Development Plan, and that this level of development would be inappropriate for the existing rural mountain residential community. In addition, the public felt the plan lacked adequate input from residents and questioned the planning process. Additional concerns were raised about the market assessment and that the quantity of development would take away business from Idaho Springs.

Community Input – Key Findings

Throughout the community input process of the Floyd Hill Master Plan a wide variety of opinions and desires were relayed by the community's residents and stakeholders. The following summarizes those areas of consensus that were identified throughout the process.

Common Goals

- Development should not exceed what the market will allow
- Open space and development must be balanced
- The rural feel of the community should be maintained
- Development should serve the needs of the community, rather than motorists or tourists
- Alternative modes of access should be explored, including rail, bus, and trails, to Evergreen / El Rancho and Idaho Springs
- Floyd Hill's location as a "Gateway" should showcase the natural beauty of the County
- Community amenities should be explored, such as a recreation center and trail linkages

Priorities

- Preserve sense of community and community values – open space
- Conserve water and promote responsible development
- Provide secondary and emergency access
- Create site specific design guidelines
- Maintain privacy and quiet of existing neighborhoods

Infrastructure and Development Ideas

- Locally-oriented development- small grocery or convenience store, restaurant
- Trail improvements and connections
- Alternative access route on the south side of I-70 between exits 247 and 248
- Civic uses – county annex / library / recreation center
- Understand that a more diversified economy will strengthen the county's tax base
- Prefer development on the north side of the highway
- Senior housing / single family housing is preferred
- Schools - university or college campus for recreation, education or arts
- Development that promotes the unique open space and outdoor activities in the County

C. Market Analysis

The Market Assessment for the Floyd Hill Master Plan (FHMP) contains findings, observations, and conclusions related to the market feasibility of development in the study area. As part of the analysis, the Market Assessment projects market potentials for residential and commercial development in the FHMP area in the short-term (5 years), medium-term (15 years), and long-term (up to 30 years) time frames.

The Market Assessment is intended to inform options for the FHMP effort from a market demand perspective. The Assessment evaluates realistic opportunities regarding the nature, extent and pace of potential development in the FHMP study area. The findings should be construed as representing development “potential”, rather than any “required” or “recommended” level of development, since the Market Assessment is one of several sources of input and study in the FHMP effort. The FHMP process as a whole aims to evaluate the best mix of uses in the area, with market feasibility being one of many criteria.

Methodology

In assessing market feasibility, this analysis considers a variety of factors. Because Floyd Hill exists in and is influenced by market forces in the broader region, the report examines development patterns and trends in the broader area which encompasses Floyd Hill, especially the Evergreen / El Rancho area, as well as Clear Creek and Gilpin counties. The analysis also examines site-specific factors at Floyd Hill, including existing and approved development, qualitative factors such as accessibility and visibility from I-70, and market influences arising from nearby areas.

A variety of quantitative data was collected and analyzed for this Assessment, including local and regional trends and projections regarding population, households and employment, and related patterns of residential and commercial development. Data was collected from a variety of federal, state, regional and local agencies and selected private sources. Additional qualitative input was collected via interviews with area landowners, developers, real estate brokers, government staff, and other persons knowledgeable of local market conditions. The conclusions are based on RRC Associates' evaluation and assessment of the available data and information, utilizing its judgment and experience.

It should be noted that the Market Assessment assumes that water and sewer infrastructure sufficient to serve new development would be planned, provided and phased in conjunction with any such development. Stated another way, it is assumed that the existing constraints in the water supply in portions of the FHMP area (as described elsewhere in this Master Plan) would be addressed by government and/or developers in the future, and that water supply concerns would consequently be alleviated as a limiting constraint on the development feasibility of the area.

I. Summary of Key Observations and Conclusions

Existing Conditions in the FHMP Area

Currently, the greater Floyd Hill area (including the FHMP study area plus the residential subdivisions to the immediate south and west) is primarily a bedroom community of low density single family homes, with residents traveling primarily eastward for work and shopping. As such, growth in the Floyd Hill area has largely been a function of a larger pattern of westward expansion of suburban foothills growth emanating from the Denver area, a growth zone which also encompasses the broader Evergreen, Genesee and Conifer areas west of Denver.

Much of the land in the master plan area is vacant or only partially developed. Limited commercial and institutional facilities exist in the FHMP area, including office and “flex” space serving small businesses, a specialty retail/warehouse operation (Ski Country Antiques), self-storage facilities, a church, a fire station, the Clear Creek High School, and other limited uses.

In the Clear Creek County 2030 Master Plan, the Floyd Hill study area is designated primarily for “Mixed Use”, i.e. “areas containing a variety of residential, commercial, industrial and public uses” (map 6.1, “Floyd Hill Area Master Plan Map”, in Clear Creek County Master Plan 2030). In addition, portions of the study area on the north side of I-70 are identified in the 2030 County Master Plan as “Large Lot Residential” (single family homes on lots less than 5 acres).

Approved Developments in the FHMP Area

Following is a summary of approved developments in the Floyd Hill Master Plan area, defined as proposed developments which have undergone development review and approval by Clear Creek County. Note that this summary excludes parcels which have additional zoned development capacity, but do not have site-specific development plans approved by Clear Creek County.

Existing Approved Project Data (Table 1)

Project Name	Project Size (Acres)	Allowed Uses	Approved Square Footage (SF)	Built Square Footage (SF)	Remaining Square Footage (SF)
Beaver Brook Apartments	18.64	Multifamily Residential, Commercial	188 Units 42,000 SF	0 Units 0 SF	188 Units 42,000 SF
Floyd Hill Crossing	9.00	Retail trade, office, storage	35,000 SF	25,000 SF	10,000 SF*
Clear Creek Tech Park	7.00	Office,/flex space	100,000	50,000 SF	50,000 SF

* Remaining square footage to be built at Floyd Hill Crossing are required to be connected to a public water supply system

General Factors Affecting Development Potential in the FHMP Area

Growth of the Denver Metro area and the broader Evergreen area is anticipated to continue in the future, and provide the primary support for potential future growth in Floyd Hill. Based on projections by DRCOG, the broader Evergreen / Floyd Hill / Idaho Springs area is anticipated to experience significant growth in population and employment over the next 30 years, in keeping with the ongoing growth anticipated in the broader Denver Metro area. Gilpin County is also expected to experience significant employment and population growth in the future, growth which may create additional demand for workforce housing and supporting commercial uses in adjacent areas. Land use modeling by DRCOG projects that the broader Floyd Hill vicinity is likely to capture a share of this regional growth in the future, including both population and employment growth, assuming that land in the area is developable (subject to regulatory approval and provision of adequate infrastructure).

By way of background, DRCOG develops population, household, and employment estimates and projections for a variety of transportation and land use planning purposes for the seven-county Denver Metropolitan region, plus Clear Creek and Gilpin counties (and recently, for southwestern Weld County as well). DRCOG develops these projections down to the relatively small “traffic analysis zone” (TAZ) level of geography. There are currently a total of 2,605 TAZs in the 9-county DRCOG region (excluding Weld County), including seven in Clear Creek County. This TAZ level of geography is useful for small-area analysis and planning, such as the Floyd Hill Master Plan effort. For more information regarding TAZs, please see the full Market Assessment report which is under separate cover.

While market demand in the Floyd Hill area is predominantly expected to arise as a function of regional growth in the Denver Metro/Evergreen area, growth to the west, particularly the mountain resort communities, and potentially in Gilpin County (depending on future developments in the gaming industry), may also influence Floyd Hill, given its accessibility in both directions on I-70.

Additionally, I-70 traffic is projected to grow significantly over time, and provide increased potential market support for highway-oriented commercial uses. Due to this projected traffic increase, transit is being discussed as a potential future option for the corridor (discussed in detail in the Floyd Hill Master Plan), which may also have an impact on the potential market demand at Floyd Hill.

Within this context of regional growth, visibility and access from I-70 will also affect the marketability of the Floyd Hill Master Plan area for certain uses. Existing access from I-70 is considered excellent for certain uses, such as industrial and office, which do not depend on impulse/convenience stops from customers. However, access is considered mixed for consumer, highway-oriented uses such as highway-oriented retail, due to the lack of full diamond interchanges at Floyd Hill, and lack of visibility of the area on existing interchange approaches (due to topography). Due to the high cost of building full interchange(s), particularly in topographically challenging areas, and a constrained funding environment, it is assumed that complete interchanges are unlikely to be constructed (although a secondary access road on the south side of I-70 between exits 247 and 248 and westbound off-ramp at the Floyd Hill interchange might be possibilities). These I-70 access limitations are likely to create some constraints on the potential for highway-oriented retail development, although some highway support for retail is anticipated even with existing interchange designs, particularly with adequate approach signage. Additionally, lack of full interchange access may somewhat retard the potential for other highway-oriented commercial uses such as motel development, although the access limitations are not seen as an absolute barrier to the feasibility of a motel.

Water availability is another infrastructure constraint on development potential of the site at present. Existing water supplies are limited, and are likely to be a constraint on future development, unless new sources are developed and/or brought to the site. To the extent that the extension of central water service to the site would need to be funded by new development which occurs in the area, a key question is whether the scale and timing of future potential development would be sufficient to fund the extension of water service to the area. This issue is beyond the scope of this analysis (although estimated costs associated with the provision of water service are estimated elsewhere in the Plan). However, for purposes of the projections contained in this assessment, it is assumed that water availability and cost would not be the limiting constraint to future development projections, as noted previously.

The presence of significant established and/or approved retail and office competition and ample additional development capacity in the El Rancho, Bergen Park, and Evergreen areas is also likely to impact the market potential of certain uses at Floyd Hill. In particular, because of the existence of a broad range of retailers and services in nearby shopping areas, as well as additional developable commercial land in those areas, Floyd Hill's comparatively small population base, and I-70 access limitations, the Floyd Hill area is unlikely to be able to attract a retail base on the scale of that which exists at El Rancho and Bergen Park, although smaller scale retail is likely to be feasible, particularly as the area continues to build out. Additionally, Floyd Hill's distance from population and workforce centers make it unlikely to attract a "large" employer, although demand for space by smaller employers is likely to grow over time.

2. Findings and Conclusions Regarding Future Development Potential

Overall, based on a consideration of the factors described above, following are observations and conclusions regarding development potential within the Master Plan area. Projections are made for the following timeframes: short-term (within five years), medium term (15 years), and long-term (30 years). In each case, the timeframes are assumed to commence after the current market downturn, with the assumption that more normal market conditions will return in 2010 and 2011. The projections for the FHMP area include potential new development which may occur in existing subdivisions which have not been fully built out, in other approved developments which have not been initiated, and in potential future developments on well-situated vacant land which have no approved development plans at the present time.

General comments regarding potential for variability in volume and timing of market demand:

While the estimates of market demand outlined below represent "best guess" estimates by RRC Associates, it should be noted that potential exists for variability in the future volume and timing of market demand. Among the factors which could influence this variability are normal market cycles, demand and supply changes in the broader region (e.g. the Evergreen area) which may create additional competition or market opportunities for Floyd Hill, possible changes in Floyd Hill interchange designs and I-70 traffic patterns associated with potential future highway and transit improvements, and unique or idiosyncratic development patterns which are hard to foresee (e.g. the potential for a unique business or business type to choose to locate on Floyd Hill; Ski Country Antiques is one such example).

Additionally, development projections for a small area such as Floyd Hill are inherently subject to more uncertainty than projections for a larger area, due to the potential for localized shifts in supply and demand (e.g. the potential for one localized area to "cannibalize" or "borrow" market demand from another area, or to "cede" it to another area, depending on development patterns pursued).

As a result of this inherent uncertainty, realized market demand in the Floyd Hill area could be somewhat greater or less, or different in mix, than that projected in this assessment, or occur at a slower pace or more rapid pace than envisioned.

Given the potential for changing conditions and the inherent uncertainties of long-term projections, it is appropriate for the Plan to be reviewed and updated periodically as circumstances warrant (e.g. as part of a regular County-wide comprehensive plan update process, or in a more localized effort). Additionally, to accommodate potential variability in market demand, allow for flexibility, and subject to balance with other plan objectives, consideration could be given to permitting some degree of flexibility and/or excess development capacity in the FHMP area (beyond the development projected in this report).

Residential development

Residential development is likely to be among the most readily feasible development types in the Master Plan area, both in the short and long term. Demand appears to be strong for rental housing designed for the local work force at the present time, due to a significant concentration of jobs in the Evergreen area, coupled with the lack of a commensurate rental housing supply. This results in many employees undertaking a “reverse commute” from the Denver Metro area. Additionally, affordable, quality rental housing has also been identified as being in short supply in Clear Creek and Gilpin counties (the latter serving the Central City / Black Hawk employment needs). As such, demand for multifamily rental housing in the Floyd Hill area is projected to be robust in both the short term and long term.

Additionally, demand appears to be strong for moderately priced single-family attached and detached for-sale housing, again due to a lack of supply in the expensive Evergreen market. The Floyd Hill area and broader Evergreen region has a longstanding, demonstrated market for single family housing. Potentially, moderately priced single family homes in a cluster or patio home format, or to a lesser extent, in a townhome format (housing types which, by virtue of their density, have the potential for a moderate price point), represents a complementary balance to the rental unit demand noted above, and offers opportunities to incorporate community open space and trails. It is noted that attached, for-sale housing has recently had a spotty record of market acceptance in the Evergreen area, although the market may change over time as the area continues to build out. Therefore, we would de-emphasize the townhome style in the more immediate timeframe. Additionally, the potential for high-end housing in the Floyd Hill Master Plan area may be somewhat impacted by proximity to I-70 (noise and visual impacts), and a considerable supply of already platted (and/or planned) lots in existing upscale subdivisions to the west of the study area remains available.

It is believed that the Master Plan study area could accommodate 125 – 150 residential units in the short term and 275 – 350 cumulative total units over the medium term (each inclusive of development which may occur in approved projects), again assuming an emphasis on rental and moderately priced for-sale housing. (Note that additional residential development is anticipated in the mountain subdivisions to the immediate west of Floyd Hill, outside of the master plan study area.) Additional residential development may be feasible over the long term, dependent upon reasonable carrying/design capacity, provision of open space & public facilities, and other planning considerations.

Retail development

Given current I-70 access limitations, demand for retail is likely to come primarily from Floyd Hill residents, with supplemental demand from I-70 travelers, and to a lesser extent other groups such as on-site employees and high school students and staff. The relatively small size of the existing and likely future population base, in addition to strong competition from the El Rancho / Bergen Park / Evergreen / Idaho Springs areas, is likely to limit retail to smaller scale, “convenience shopping center” uses. The prospects for success of retail development are likely to increase over time as the Floyd Hill residential areas build out and increase the base of market support, and as I-70 traffic continues to grow. Over the long term, it is possible that perhaps 50,000 – 75,000 additional square feet of a mix of community- and traveler-oriented retail and service space may be supportable, particularly in the vicinity of the exit 247 Floyd Hill interchange. Smaller increments of space are likely to be supportable in the nearer term, although consideration should be given to ensuring a sufficient critical mass of complementary retail uses, and ensuring a sufficient base of local resident market demand.

It should also be noted that additional potential might exist for selected types of specialty, destination, and visitor-oriented retail, as exemplified by the existing Ski Country Antiques operation. Anecdotally, additional market support may exist for complementary home-furnishing and design uses, as well as recreational equipment retailers, such as alpine and snowboard rentals, snowmobile / BMX / mountain bike / ATV sales, etc.

Industrial / warehouse / flex uses

It is believed that immediate market demand exists for perhaps 30,000 square feet of industrial / warehouse / “flex” space (e.g. combined service, assembly, storage, and office space) in the study area, due to tight supply in the broader Evergreen / El Rancho area, and good highway access for businesses which serve multiple locations on the I-70 corridor. Demand is predominantly seen as coming from smaller users (e.g. 800 – 2000 square feet), with warehouse condos seen as being in demand, although demand exists from larger users too, creating the potential for an industrial park with a mix of different building types and sizes.

Over the medium term, it is projected that market demand for industrial / warehouse / flex space could be on the order of 50,000 square feet of building space, with potentially additional supportable development over the long term (discussed in combination with office uses, below).

Office development

The Floyd Hill area currently has approximately 60,984 square feet of office and commercial condominium space, primarily occupied by smaller tenants. The area is comparatively well suited for employers which like the lifestyle aspects of a Floyd Hill location and/or serve a clientele on the I-70 corridor. Currently, the office market in the broader Evergreen / Genesee area is relatively soft, due to significant construction in recent years and a slowdown in the economy. As such, office demand is anticipated to be limited in the near term. However, over the longer term, assuming other components of development in the area come to fruition (e.g. more housing, retail, etc.), it is anticipated that demand for office space will eventually increase as well. Through the medium-term horizon, it is projected that demand may exist for an additional 20,000 square feet of office space. Over the long term, total demand for office and industrial/warehouse/flex space combined is projected to be in the range of 125,000 to 150,000 square feet.

Motel

It is believed that demand would exist within the medium term for a moderately sized, moderately priced hotel with food and beverage service and/or an accompanying free-standing restaurant, due in part to significant demand in the broader Evergreen area, proximity to I-70 (notwithstanding access limitations), and limited competitive supply (composed primarily of the 85-room Quality Suites Evergreen in El Rancho, and several older properties in Idaho Springs). Anecdotally, in the past, developer interest has been expressed to locate a moderately priced chain hotel of approximately 100 rooms in the Master Plan area. A limited size small conference or meeting space to accommodate groups of perhaps 400 might also be considered, to serve the broader Evergreen area as well as Floyd Hill (Evergreen is said to lack suitable meeting space for functions in excess of 200 people). Also related to a motel use might be a service station and locally oriented grocery / general store, as well as a restaurant and coffee shop.

Community facilities and services:

As the population base of the Floyd Hill area grows, it may become increasingly able to support selected types of civic / institutional / community uses, such as a community center or county annex. Further evaluation as to feasibility and expected demand would be needed for each respective use.

Summary of Projected Development Potential:

Table 3 summarizes projected potential for new development within the FHMP boundary, by category of use and time frame, as described previously.

Projected Future Development Potential (Table 2)

Use	Cumulative Potential New Development Through Short Term (5 Years)	Cumulative Potential New Development Through Medium Term (15 Years)	Cumulative Potential New Development Through Long Term (30Years)
Residential (units)			
Workforce / affordable	125-150	175-200	Dependent on reasonable carrying / design capacity
Other (moderately priced, single family, etc.)	none	100-150	
Total Residential	125-150	275-350	
Commercial (square footage)			
Retail	10,000	40,000	50-75,000
Office	none	20,000	125,000-150,000
Light Industrial / Flex / Warehouse	30,000	50,000	
Total Square Footage	40,000	110,000	175,000-225,000
Other			
Hotel (rooms)		80-125	80-125
Community facilities / services		xx	xx

Source: RRC Associates

3. Recap of key assumptions, observations and conclusions

Following is a brief summary of selected key major assumptions, observations and conclusions of the Market Assessment, many of which have been touched on previously.

- The current economic / financial turmoil and downturn will continue to suppress market demand for next two to three years. A gradual return to normal conditions will commence in 2010 – 11.
- Floyd Hill community's strategic location immediately north/west of Evergreen / El Rancho and along I-70 corridor will position it to absorb selective expansion of Denver Metro/Jefferson County suburban growth over next several years. Floyd Hill is also positioned as a gateway to western slope resort and recreation-oriented tourism, further enhancing long-term opportunities.

- Public facilities infrastructure, primarily water / sewer and (to a lesser extent) limited highway interchange access, will restrict Floyd Hill’s ability to accommodate medium to high densities until improvements are implemented in a planned, phased manner.
- The overall pace of development projected in this market assessment is generally consistent with the long range projections of DRCOG, and projections incorporate DRCOG’s overall growth projections for the Floyd Hill/Beaver Brook area, as well as selected categories of uses allocated to the Evergreen/El Rancho area which do not appear likely to be fully accommodated there – including workforce housing, flex industrial/office/warehouse uses, and motel and related uses.
- When evaluating potential future development, the most sustainable, fiscally sound, and efficient land use pattern is likely to be a balanced range of residential, community-based retail, motel, office, and industrial uses, organized in defined clusters and phased with the provision of adequate public services and amenities.

The complete Market Assessment report is found under separate cover as a part of this master plan.



Critical Success Factor

Balancing the needs of the community - reaching a common vision

Economic viability for the hill, commercial development feasibility

D. Utilities

Floyd Hill currently has minimal public utilities to support a growing community. There is no public water system or wastewater treatment plant, other than the plant which is privately owned by the School District at the Clear Creek High School. A priority of this master plan process was to research and provide the County with information about the existing infrastructure in the study area, as well as possibilities for providing additional public sewer and water systems to Floyd Hill.

Through utility focus groups and interviews with utility providers, the design team has compiled information regarding dry and wet utilities that are necessary to service any new development. The following paragraphs provide information about each of the potential utility providers at Floyd Hill.

1. Telecommunications

Qwest Communications representatives have indicated that there is capacity available to serve future growth at Floyd Hill. No major issues with development are anticipated to occur in the area. A Qwest terminal is located in Idaho Springs that serves Floyd Hill. As development occurs, it will be the responsibility of individual developers to fund additional conduit installations on Floyd Hill that may be needed to serve their respective projects. Additional Right-of-Way and/or utility easements will likely also be needed and will be determined with each future development plan proposed. Qwest also serves a portion of Floyd Hill for internet and could serve additional development with some upgrades that Qwest would finance.

2. Gas

Gas service is currently provided to Floyd Hill by Xcel Energy. Xcel representatives indicated that there is capacity to serve anticipated future development at Floyd Hill. Initial estimates by Xcel have indicated that for high density development, approximately 8,000 linear feet of gas line would need to be upsized. An estimate for the cost of the installation of new gas line is about \$35 per linear foot (per Xcel), which amounts to an estimate of \$280,000 for the installation. These improvements would be the responsibility of individual developers and installed as development occurs. Additional Right-of-Way and/or easements will also be needed for installation of gas line and will be determined with each future development plan proposed.

3. Electricity

Floyd Hill is serviced by the Intermountain Rural Electric Association (IREA). IREA has an agreement with Xcel to use their electric poles, located on the north side of I-70 within the study area, and Xcel provides electricity to IREA. In 1970, IREA and Public Service Company of Colorado (Xcel Energy) set forth boundaries that were approved by the Colorado Public Utilities Commission in which each company is only allowed to serve customers in their approved area, and Floyd Hill is within the area served by IREA.

There are two sets of poles on the north side of Interstate 70 which are both owned by Xcel Energy. One set is a transmission line and the other is a service line, which also includes IREA's service lines.

According to Xcel Energy representatives, there is capacity to serve future growth at Floyd Hill. However, both Xcel and IREA agree that there may be substantial improvements to the electric system needed in order to increase the capacity if high density development were to occur at Floyd Hill. The improvements to the system could include revisions to the existing substation south of Floyd Hill.

Additional Right-of-Way and/or easements will be needed for installation of new electric mains and will be determined with future proposed development plans.

4. Water

Through meetings with Clear Creek County Staff and Floyd Hill stakeholders, a primary goal regarding water was identified – a sustainable water supply is needed for future development. Current development in the Floyd Hill area has relied primarily on groundwater to meet residential and commercial consumptive needs. Through this master plan the design team identified several alternatives for future water supply, both from municipal and non-municipal sources, and also identified design principles that focus on water conservation and extending groundwater supplies. Through these design principles, the County can promote the implementation of community design at Floyd Hill that maintains and improves on pre-development characteristics.

There is currently no central public water treatment plant or water distribution system servicing Floyd Hill; rather, a natural water distribution system through individual wells is utilized. Three water districts currently serve the project area and immediate environs: Saddleback Mountain Metropolitan District, Lookout Mountain Water District, and Beaver Brook Water and Sanitation District. Existing residential and commercial buildings are served by individual wells, with the exception of the high school which receives domestic water through a water distribution main provided by Lookout Mountain Water District. Please see Map G showing the location of the different water districts.

The following water districts and municipalities were identified as potential water sources during the master plan process.

Lookout Mountain Water District

Lookout Mountain Water District (LMWD) is located in Jefferson County, but has an agreement to provide water to the Clear Creek High School through an existing water main. LMWD's facilities include a water treatment plant, storage tank and distribution mains. According to LMWD representatives and the District's web site, all of the District's taps are issued and no additional taps are available at this time.

Beaver Brook Water and Sanitation District

A Special District, Beaver Brook Water and Sanitation District (BBWSD), was originally planned to serve the high school (wastewater) and a proposed development on Floyd Hill (water and wastewater) according to the Beaver Brook Water and Sanitation District Service Plan provided by the District's attorney. Please note that the document reviewed by the team had not been executed. The proposed Beaver Brook Apartments development has not been constructed, and the high school wastewater treatment plant is not currently a part of BBWSD. According to the high school officials, the existing wastewater treatment plant cannot be utilized by anyone other than the school unless it is purchased and maintained by another entity (County, developer or District).

Some areas of Floyd Hill are utilizing well water that is within the BBWSD district boundary, including the Tech Park and fire station on the north side of I-70. According to the Beaver Brook Water and Sanitation District Service Plan provided by Collins, Cockrel & Cole, the approved augmentation plan for the BBWSD allows for total diversion of 44.8 acre-feet per year for indoor domestic use, and 1.75 acre-feet per year for outside irrigation. It is not clear how much water could be available at this time to serve any additional development at Floyd Hill.

Saddleback Mountain Metropolitan District

Saddleback Mountain Metropolitan District's (SMMD) boundary includes an area in Clear Creek County south of the Floyd Hill Master Plan study area as shown on the Water District Map. SMMD provides water to customers through individual wells and wastewater is treated in individual sewage disposal systems.

The information that was gathered from district representatives indicates that there may be additional water wells available from SMMD to be developed within the service area. According to the Service Plan, the augmentation plan for the SMMD is based on an agreement with the Vidler Tunnel Water Company to deliver water to Clear Creek. The Service Plans allocates 736 single family domestic wells within the district boundary. District representatives stated that there are currently 86 lots platted within the district boundaries, and additional lots are intended to be platted on 1,200 additional acres adjacent to the current district boundary. The SMMD would likely need to revise their augmentation plan and district boundary in order to serve other areas in Floyd Hill.

This summarizes the existing water districts that are located and/or servicing the Floyd Hill area. Currently, there are legal questions that remain unanswered as of now as to the feasibility and legality of utilizing water from any of these districts to serve future development at Floyd Hill. This analysis is beyond the scope of this Master Plan and we recommend that the County conducts further study to determine if any of these districts can provide water to future development at Floyd Hill. Additionally, well water quality should be analyzed to determine if any treatment of groundwater would be needed.

Clear Creek Water Bank

The Clear Creek County Water Bank (CCCWB) is another possible source of water for Floyd Hill. The Clear Creek County Water Bank operates and provides water to its customers pursuant to a basin-wide augmentation plan filed in Colorado Division I, District 7 Water Court (05CW302). In the case of Floyd Hill, the provision of augmentation water is subject to the stipulation which is included in the Appendix. Customers to the water bank pay only for consumed units of water as opposed to diverted units of water which is typical of municipal water systems.

A stipulation identified in the CCCWB Augmentation plan is the removal of an area in the County known as sub-basin G, which is partially located in the Floyd Hill study area. Boundaries of sub-basin G are illustrated in Map G. Wells drilled and located in sub-basin G are precluded from augmentation by the CCCWB pursuant to 05CW302, although wells or off-site diversions located outside of sub-basin G may deliver piped water within the sub-basin G boundary.

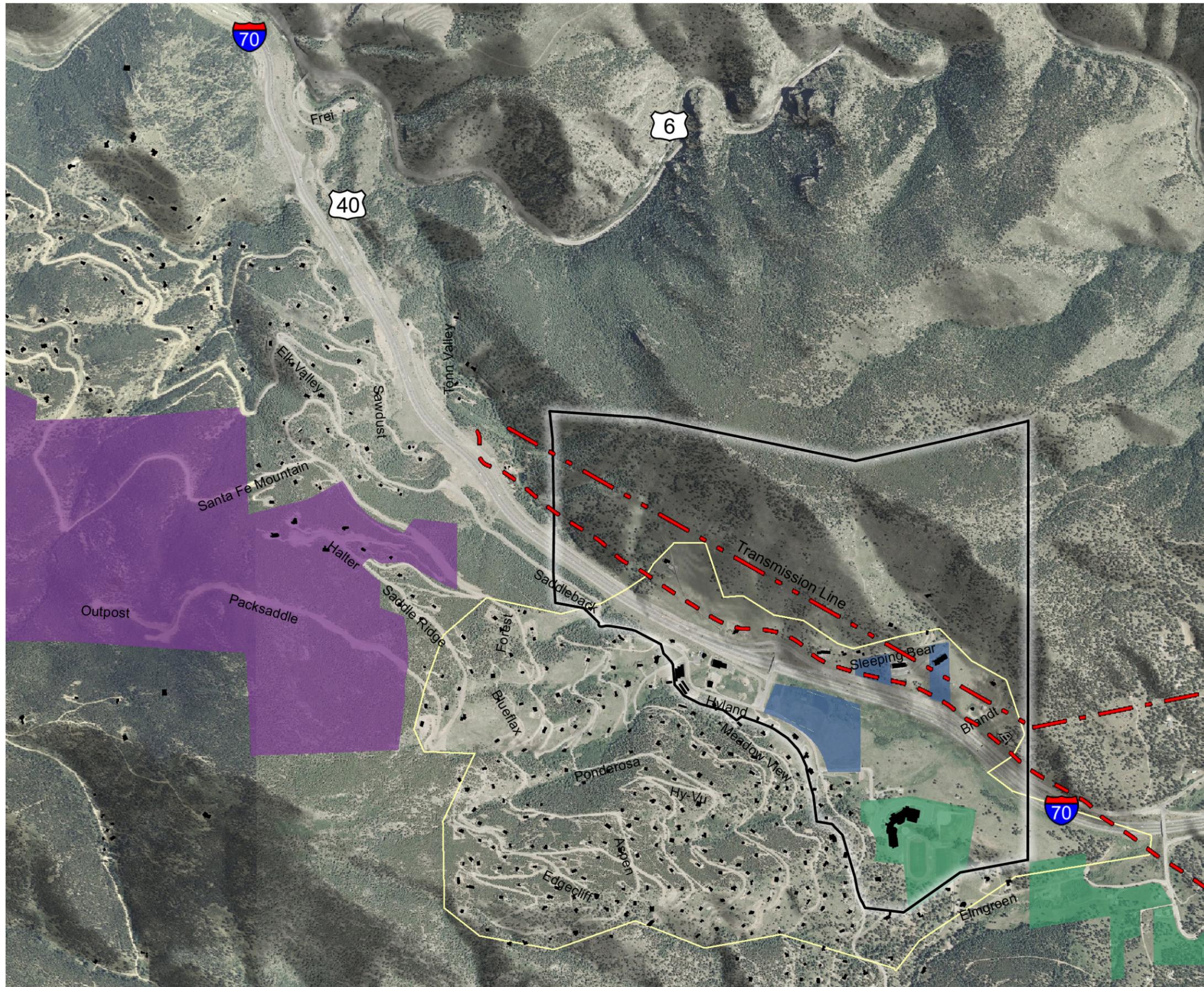
Municipal Source

Some Clear Creek County staff, elected officials and landowners have considered utilizing water from municipalities to serve Floyd Hill. One of the most widely considered sources is the City of Idaho Springs (IS). According to the Idaho Springs Comprehensive Plan adopted in July 2008, the City has sufficient water rights to be able to consider sales to users outside the City limits. The treatment capacity of the IS water system is 1.814 million gallons per day, and the average use is only 0.512 millions gallons

Floyd Hill Master Plan

Utilities

-  Xcel Power Lines
-  Xcel Transmission Lines
-  DRCOG Wastewater Utility Service Area (WUSA)
-  Saddleback Mountain Metropolitan District
-  Lookout Mountain Water District
-  Beaver Brook Water & Sanitation District
-  Study Area Boundary



This data was provided by Clear Creek County GIS Department, Denver Regional Council of Governments, National Agricultural Imagery Program and the Colorado Division of Wildlife, a division of the Colorado Department of Natural Resources. The information portrayed on these maps should not replace field studies necessary for more localized planning efforts. Animal distributions are fluid; animal populations and their habitats are dynamic.

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April 1, 2009



Floyd Hill Master Plan

Water Service

-  City of Idaho Springs
-  Saddleback Mountain Metropolitan District
-  Lookout Mountain Water District
-  Beaver Brook Water & Sanitation District
-  Sub-basin G Clear Creek County
-  Study Area Boundary

This data was provided by Clear Creek County GIS Department, Denver Regional Council of Governments, National Agricultural Imagery Program and the Colorado Division of Wildlife, a division of the Colorado Department of Natural Resources. The information portrayed on these maps should not replace field studies necessary for more localized planning efforts. Animal distributions are fluid; animal populations and their habitats are dynamic.

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April 1, 2009



per day, with an excess capacity of 1.302 million gallons per day. According to the IS Comprehensive Plan, the City obtains its raw water from two tributaries of Clear Creek (Soda Creek and Chicago Creek) and owns sufficient water rights, including both direct and storage rights, to serve projected growth.

In order to serve Floyd Hill from Idaho Springs, considerable infrastructure would need to be installed including approximately four miles of water main, pump stations, and storage tanks. The existing waterline at the tie in is 6” diameter according to the City of Idaho Springs.

In addition to the infrastructure costs involved with extending the Idaho Springs water system, there are still unanswered questions regarding the legality of supplying water from Idaho Springs to Floyd Hill. It is unclear at this point if Floyd Hill would need to annex into Idaho Springs in order to utilize its water source. It is recommended that a more in-depth legal analysis of the municipality’s water rights be performed to determine the feasibility of this option.

Other municipal sources should also be considered for serving Floyd Hill, such as the City of Black Hawk. Further study and discussion with nearby municipalities is recommended.

Groundwater

An additional potential water source, although not preferred by the Floyd Hill community, is the continuation of groundwater usage. Groundwater usage has been included in the master plan as an alternative, along with water conservation design guidelines so that future groundwater use, should it be a preferred water scenario, will contribute to meeting the some of the County’s sustainability goals. Also, groundwater usage may be the only alternative if the County or a developer is not successful in obtaining water from the aforementioned sources. This master plan could not effectively evaluate the potential for continued groundwater usage because physical supply is not known. However, the design guidelines and conservation policies included in this master plan should maintain resources that currently exist.

Process for Obtaining Water

The following alternatives have been examined as feasible options in terms of obtaining water. The master plan includes information regarding infrastructure cost in Section IV Alternatives, and processes needed to obtain water are discussed in the following section.



Critical Success Factor

Identify the necessary infrastructure for the proposed recommended land uses that result from the master plan

Incorporate analysis for access to and distribution of water

Use of Existing Groundwater (as permitted under existing zoning)

Existing zoning of MR-1 and C-1 allows the development of an individual well through obtainment of a well permit from the Colorado Division of Water Resources. If the proposed development is located within an existing water or special district, a letter of commitment to serve the proposed development stating the amount of water available for use must be provided by the district. If the development is proposing a new water or special district, an outline of how the district shall be structured in compliance with Colorado revised statutes is required to be submitted to the County.

Existing properties (that do not require a new subdivision of land) can apply for an exempt residential use or exempt commercial use well without an augmentation plan. The well is then restricted to withdraw no more than 1/3 acre foot per year, and no more than 15 gallons per minute. Individual wells for existing zoned properties do not require an augmentation plan or appearance at Water Court unless more water than 1/3 acre foot per year is needed. Proposals for new water augmentation plans, or changes to existing augmentation plans require approval by Water Court. District I. Special Districts must be created in compliance with Title 32 C. R. S which requires the approval of the Board of County Commissioners.

Treated Municipal Water

As mentioned previously, data was unable to be identified to clarify the exact process for obtaining water from municipal sources. According to the Idaho Springs Comprehensive Plan, the process for obtaining water could come in the form of sales to extraterritorial users, direct sales to users, wholesale to other providers, or through augmentation agreements. It is unknown if annexation would be a requirement for obtaining water. In the event of an augmentation agreement, it is likely that Water District Court would be required. Legal requirements for other municipalities are not known at this time.

Use of Augmented Wells

The CCCWB has ample augmentation water to provide to new users, including those in Floyd Hill. Use of augmented wells in the Floyd Hill study area is limited to areas outside of sub-basin G, however augmented wells or off-site diversion structures located outside of sub-basin G could provide piped water to areas within sub-section G. Water District Court is not required as long as the use of the water complies the existing basin-wide augmentation plan.

5. Wastewater

The majority of existing residential and commercial buildings within the project area are currently treating wastewater using Individual Sewage Disposal Systems (ISDS). The only known exception is the High School which owns and operates its own wastewater treatment plant (WWTP).

As stated in the approved Clear Creek high school Wastewater Utility Plan prepared by Arber Engineers in August 2008, the WWTP at the high school could have the ability to treat wastewater from future development at Floyd Hill. The WWTP is currently permitted for and able to treat 24,000 gallons per day (gpd) of wastewater, and has the capability of expanding its treatment capacity to 48,000 gpd at an estimated cost of \$400,000. The plant could also double its capacity again to 96,000 gpd for an additional estimated cost of \$1.5 million. According to the Arber report, the ultimate build-out load from the high school is 12,750 gallons per day. Therefore, if the WWTP were built out to maximum capacity of 96,000 gpd, there would be an excess capacity of 83,250 gallons per day, available to serve future development. Again, according to the high school officials, the existing wastewater treatment plant cannot be utilized by anyone other than the school unless it is purchased and maintained by another entity (County, developer or District). An analysis of the amount of development that can be supported with this facility is included in Section IV. Alternatives.



Critical Success Factor

Identify the necessary infrastructure for the proposed recommended land uses that result from the master plan

Incorporate analysis and recommendations for wastewater capacity

If the High School were to allow wastewater from future development to be treated at their plant, a sanitation district would need to be formed to operate the plant, or an existing district would need to take over the operations of the plant.

Depending on the level of development expected for Floyd Hill, a new WWTP may be required to serve future growth. That is, if the wastewater flows from the future development and the high school exceed the ultimate capacity at the High School WWTP, a larger treatment plant would be needed.

In order to construct a new WWTP, or expand the existing WWTP, it must be reviewed and approved by the State of Colorado Health Department and the Denver Regional Council of Governments (DRCOG). Typically, DRCOG encourages consolidation of treatment facilities, meaning there may be a requirement to serve the high school and future development on one regional treatment plant.

The DRCOG Wastewater Utility Service Area (WUSA) is shown on the Floyd Hill Utilities Map F and is defined by DRCOG as “An area generally defined by the urban growth boundary/area (UGB/A) that requires wastewater service within the Planning Horizon. For special exemptions, the WUSA may extend beyond or be outside of the UGB/A.” A portion of the Floyd Hill study area is within the WUSA. If the entire Floyd Hill study area were to be treated by a central WWTP, the WUSA would need to be revised to include that area.

6. Stormwater

The current drainage pattern for the Floyd Hill area is generally overland flow towards Interstate 70, where runoff is collected in roadside ditches and drains to Beaver Brook and ultimately to Clear Creek. There is no existing storm sewer or other stormwater infrastructure including detention ponds or water quality.

As development occurs, impervious areas (pavement, roofs, etc.) cause the amount of runoff to increase. In order to mitigate the increased flows, it is recommended that stormwater detention and management measures be required for future development at Floyd Hill. The County’s adopted Best Management Practices (BMP) regulations require BMPs to be utilized in all earth disturbing activities, including slope stabilization and other drainage implications. It is recommended that the County require both detention and water quality measures for any Floyd Hill Area development activity. Stormwater detention and water quality measures are a key component to a sustainable community. Implementing these measures will reduce the impact of development at Floyd Hill on the downstream stormwater system.

E. Transportation

Several regional transportation studies were underway during the Floyd Hill Master Plan process, including the Colorado Department of Transportation (CDOT) Programmatic Environmental Impact Statement (PEIS), the Rocky Mountain Rail Authority (RMRA) Rail Feasibility Study, and the CDOT Gaming EIS. Additionally, several relevant studies were completed prior to the Floyd Hill Master Plan process including the Federal Transit Administration (FTA) Urban Maglev Technology Development Program, Colorado Maglev Project and the 1993 Floyd Hill Master Plan. These studies were evaluated for their transportation impacts on the Floyd Hill area and the key transit and roadway findings are presented here.

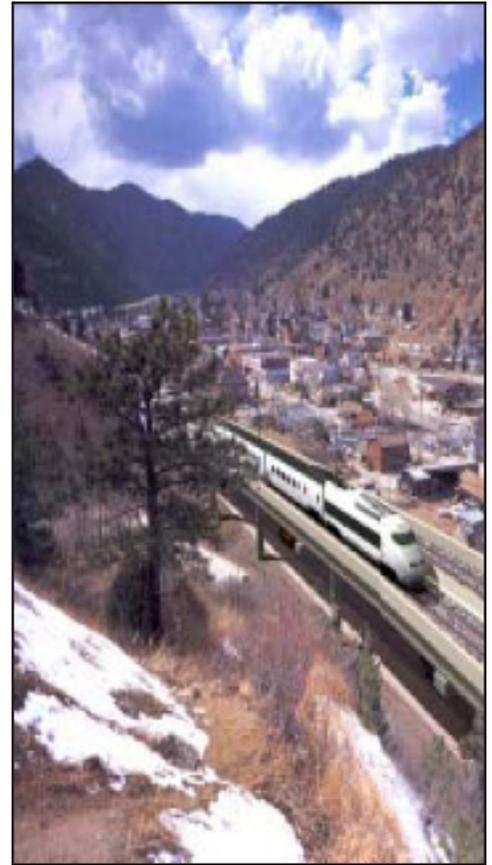
I. Transit Findings

Travel demand along the Interstate 70 (I-70) corridor is expected to increase over the next twenty-five years. The Colorado Department of Transportation (CDOT) Programmatic Environmental Impact Statement (EIS) reports 24.6 million annual person trips in 2000 at the top of Floyd Hill. In 2025, that number is projected to be 61.7 million. The Federal Transit Administration (FTA), the Colorado Department of Transportation (CDOT), and the Rocky Mountain Rail Authority (RMRA) are evaluating transit alternatives on I-70 to help mitigate the roadway impacts of this increased demand.

In June 2004, the FTA completed a report titled “Urban Maglev Technology Development Program Colorado Maglev Project”. The report proposes a magnetic levitation (maglev) system to run between Denver International Airport and Eagle County Airport. The maglev system would run within or adjacent to the I-70 right-of-way. At the US 6 interchange the maglev could either follow Clear Creek Canyon into Idaho Springs or the steeper, straighter alignment in the canyon to the north of Clear Creek Canyon. The canyon north of Clear Creek Canyon is the preferred alternative of the FTA.

The FTA report proposes fourteen stations between Denver International Airport and Eagle County Airport. Floyd Hill is not one of the fourteen stations. The closest stations to Floyd Hill would be at El Rancho, 5 miles to the east, and Idaho Springs, 7.5 miles to the west. The FTA report does not give an estimated date of completion. However, traffic and ridership numbers are based on 2025 projections.

Shortly after the FTA released their report, CDOT released their I-70 Corridor Draft Programmatic Environmental Impact



'Photo Simulation of Rail' – source: CDOT Draft Programmatic Environmental Impact Statement, December 2004



'FTA Colorado Maglev' photo – source: FTA Urban Maglev Technology Development Program Colorado Maglev Project, June 2004

Study (PEIS) in December of 2004. The document outlines the need for transportation alternatives in the I-70 Mountain Corridor. The study was initiated in response to the delays caused by existing traffic conditions along the corridor. These conditions impede travel for Colorado residents, tourists, and businesses, as well as freight-related services and interstate traffic. The Draft PEIS studied the I-70 corridor from C-470 west of Denver to Glenwood Springs.

The Draft PEIS evaluated three modes of transit for the I-70 Mountain Corridor. The first was a rail line within or adjacent to the I-70 right-of-way that would run at-grade with elevated sections. At Floyd Hill the rail would run at-grade on the north side of I-70. The rail alternative is not preferred by CDOT due to its \$4.92 billion cost (2004) and the environmental and community impacts.

The second alternative discussed in the PEIS was an Advanced Guideway System. This system would follow the same alignment as the rail line discussed previously, but would be elevated for its entire length from C-470 to the Eagle County Airport. This alternative is based on the maglev system researched by the FTA and would provide much higher speeds than any other form of transit on the I-70 Mountain Corridor. This alternative would meet the project needs and would offer lower environmental and community impacts, but is not preferred by CDOT due to its \$6.92 billion cost.

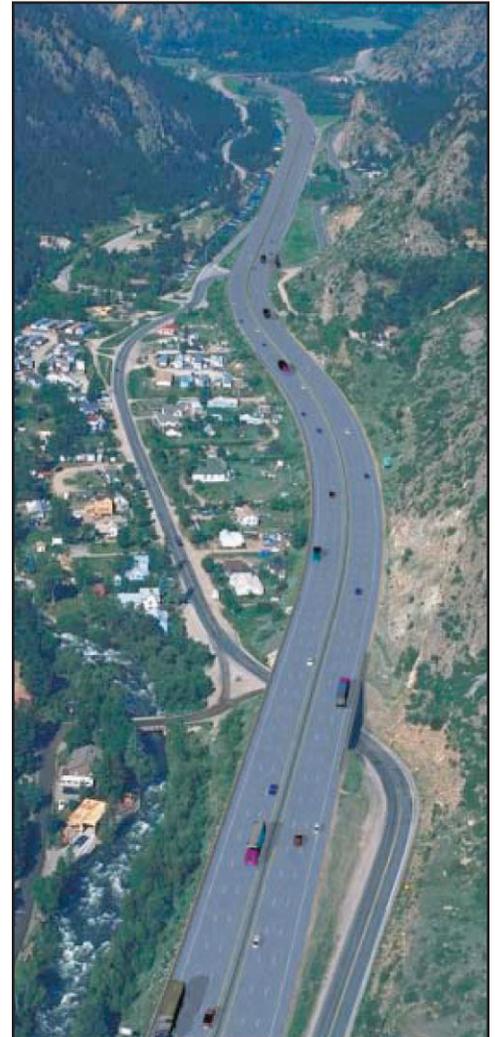
The final alternative outlined in the PEIS was a bus guideway system. This system would place dual fourteen-foot bus guideways (one each direction) in the median of I-70 from C-470 to the Eisenhower Tunnel. The bus guideway system would allow dual-mode buses to operate electrically in the guideway and on diesel power outside of the guideway. This alternative is preferred by CDOT because of its lower environmental and community impacts and its more affordable cost of \$3.26 to \$3.47 billion.

While station locations have not been finalized, the mode alternatives discussed in the Draft PEIS do not specifically designate Floyd Hill as a station area. The alternatives identify potential stops at US 6, 2.5 miles west of Floyd Hill, or El Rancho, 5 miles east of Floyd Hill. The PEIS estimates completion of transit along the I-70 corridor between 2020 and 2030, provided that funding is available.

✓ Critical Success Factor

Address current issues, identify the necessary roadways and transportation to support the recommended land uses that result from the master plan.

Analyze and document the feasibility of various transit options for the Floyd Hill area.



'Photo Simulation of Six-Lane Highway' – source: CDOT Draft Programmatic Environmental Impact Statement, December 2004

In addition to the FTA and CDOT, the Rocky Mountain Rail Authority (RMRA) is evaluating transit in both the I-70 and I-25 corridors. The study is funded by CDOT and a preliminary report was released in October 2008. The RMRA feasibility study is currently underway and does not identify alignments in the corridors. Stations locations have not been determined and therefore it is unknown if a station might be proposed at Floyd Hill.

None of the transit projects evaluated by the FTA, CDOT, and the RMRA have a source of long-term funding. Federal transportation funding is generally declining and CDOT's federal funding in 2009 will be \$100 million less than in 2008. The state Blue Ribbon Transportation Finance and Implementation Panel recommends that the state take a stronger role in providing funds for transit and regional connectivity, rather than relying on federal funding. However, state funding sources have not been identified.

2. Roadway Findings

In addition to evaluating transit alternatives, the CDOT Draft PEIS and Collaborative Effort Alternative were evaluated roadway improvements to the I-70 Mountain Corridor. The preferred alternative evaluated was expansion of I-70 to a six-lane roadway to the Twin Tunnels. I-70 is already six lanes through Floyd Hill but drops to two westbound lanes just west of Floyd Hill. The third lane eastbound begins 2.5 miles before the Floyd Hill exit. Expanding I-70 westbound to three lanes until the Twin Tunnels could improve traffic in the Floyd Hill area as the bottleneck in the immediate vicinity of Floyd Hill would be removed and traffic would therefore not have to wait to merge.

The PEIS and Collaborate Effort Alternative calls for a third bore to the Twin Tunnels just east of Idaho Springs to create a six-lane I-70 from Floyd Hill. The PEIS calls for the third bore to be on the south side of I-70 and to carry three lanes of eastbound traffic. The southern of the current tunnels would carry a single lane of westbound traffic and the northern tunnel would carry two lanes of westbound traffic.

The PEIS also evaluates speed alternatives for the expanded highway. A fifty-five mile per hour and sixty-five mile per hour I-70 were considered. The sixty-five mile per hour alternative calls for an eastbound tunnel around the US 6 interchange, making for a safer and faster journey. The fifty-five mile per hour alternative does not require this tunnel.

In 2008, CDOT approved \$2 billion in funding over the next twenty years for roadway improvements to I-70. This should allow the roadway expansion in the Floyd Hill area to be completed by 2020, with I-70 expansion farther west on hold until additional funding is available.

While the CDOT PEIS considers I-70 roadway improvements, the Gaming Area Environmental Impact Statement (EIS) examines the impacts of improvements to the roadway access into Black Hawk and Central City. The EIS outlines two alternatives. The first alternative involves safety improvements on US 6 through Clear Creek Canyon and the widening of SH 119 to four lanes between US 6 and Black Hawk. This alternative has little to no impact on Floyd Hill, outside some safety improvements to US 6 at the base of Floyd Hill.

The second alternative in the Gaming EIS calls for the same improvements to US 6 and SH 119 with the addition of a tunnel from the I-70/US 6 interchange to SH 119. The tunnel would provide an alternate route from I-70 to Black Hawk. Westbound I-70 traffic would be able to exit directly to the tunnel

and traffic from the tunnel would be able to return directly to eastbound I-70. Ramps would be provided to allow traffic from US 6 to access the new tunnel and the I-70 ramps to and from US 6 would remain the same. This would provide eastbound I-70 traffic access to the tunnel via US 6 and traffic from the tunnel access to westbound I-70 via US 6. The current second alternative does not address the Floyd Hill community desire for non-motorized connectivity to points to the west or the desire for improved interchange access to Floyd Hill. The completion date for this tunnel is estimated between 2013 and 2015 depending on funding from the Silver Dollar Metro District. The location of the proposed tunnel crosses land owned by Clear Creek County; therefore, approvals or allowances by the County would be required for the Silver Dollar Metro District to utilize this alignment.

The Floyd Hill Master Plan completed in 1993 considered more local roadway projects than the CDOT PEIS or the Gaming EIS. The plan called for two transportation projects. The first was to construct a complete interchange with I-70 at exit 247. This would allow residents of Floyd Hill to enter I-70 eastbound and exit westbound without requiring travel to exit 248, which is also a half-diamond interchange. The full interchange would improve emergency access, especially to medical facilities in the Denver area.

The second transportation improvement for Floyd Hill identified in the 1993 Master Plan was the construction of an emergency access ramp from Sawdust Court to eastbound I-70. This emergency access would allow emergency vehicles to bypass two miles of steep, curvy roads currently used to access exit 247 from the western part of Floyd Hill. Although this access currently exists it is not actively maintained by CDOT or formally approved by FHWA.

3. Traffic Findings

The AM and PM Peak Hour traffic volumes were obtained at the I-70/Exit 248 interchange (Westbound off-ramp) and the I-70/Exit 247 interchange (Eastbound off-ramp). See existing peak hour traffic volumes, below.

Intersection analyses were conducted to determine the existing Levels of Service. Those analyses indicated that the Eastbound off-ramp at the Exit 247 Interchange is currently operating at a Level of Service (LOS) B for both the AM and PM Peak Hours. The Westbound off-ramp at the Exit 248 interchange is operating at LOS B in the AM Peak Hour and LOS A in the PM Peak Hour.

Based on the analyses, signal warrants for the peak hour traffic are not currently met.

Level of Service Table												
Existing Traffic Level of Service Analysis / Delay in Seconds												
Intersection		Traffic Control	Year 2008		Year 2010		Year 2030		Year 2010		Year 2030	
			Existing Traffic		Total Traffic Option 2		Total Traffic Option 2		Total Traffic Option 3		Total Traffic Option 3	
			AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
I-70 Ramps / Exit 247	EB Off-Ramp WB On-Ramp	Stop-control Free-flow	B / 11	B / 10	B / 12	B / 11	B / 15	B / 12	B / 12	B / 12	C / 16	C / 15
			-	-	-	-	-	-	-	-	-	-
I-70 Ramps / Exit 248	EB On-Ramp WB Off-Ramp	Free-flow Stop-control	-	-	-	-	-	-	-	-	-	-
			B / 10	A / 10	B / 12	C / 19	C / 16	E / 40	C / 17	F / 281	D / 30	F / 570

4. Transportation Opportunities

Access to Floyd Hill has been a consistent concern for residents of the area. Several opportunities for increased access have been identified in the Floyd Hill area. These opportunities have been considered in the evaluated plans evaluated as well as through the planning process. The maps H-M summarize the accessibility opportunities that have been evaluated for Floyd Hill and Interstate 70.

The Transportation Concepts Map H shows the three sub-areas where transportation concepts have been evaluated. Sub-Area A – Floyd Hill shows the access opportunities that CDOT has evaluated as well as the opportunities that have been considered in this planning process. Sub-Area B – US 6 shows the access opportunities for transit and highway that CDOT has evaluated for the US 6/I-70 interchange. Sub-Area C – Twin Tunnels shows the access opportunities that have been evaluated by CDOT for both transit and highway.

5. Transportation Challenges

Three key transportation challenges emerged through the research and findings phases as well as in public comments and discussions throughout the planning process. First, the likelihood of transit investments in the I-70 corridor is uncertain. While transit will likely develop in the I-70 corridor, decisions have not been made about what type of transit will be used, where stations will be located, or what the transit service plan will be. The CDOT and FTA studies do not currently identify Floyd Hill as a station location. The RMRA has not yet recommended station locations. If there is a desire to remain a potential location for an I-70 transit stop, Floyd Hill needs a transportation system that can accommodate future transit demands. The transportation system should be designed to work well with both bus and rail transit since a decision has not been made about the mode of I-70 transit. Additionally, the transportation network should be able to function well independent from a transit station since Floyd Hill has not been designated as a station location.

In addition to I-70 transit uncertainty, Floyd Hill has a constrained transportation network. The network is constrained by geography, traffic conditions on I-70, and a lack of modal diversity. The network is physically constrained by the topography of the area. Large, steep mountains require switchback roadways to reach development on Floyd Hill. This limits connectivity and alternate routes to destinations. The flatter portion of the study area that runs parallel to I-70 between exits 248 and 247 is the exception for Floyd



Critical Success Factor

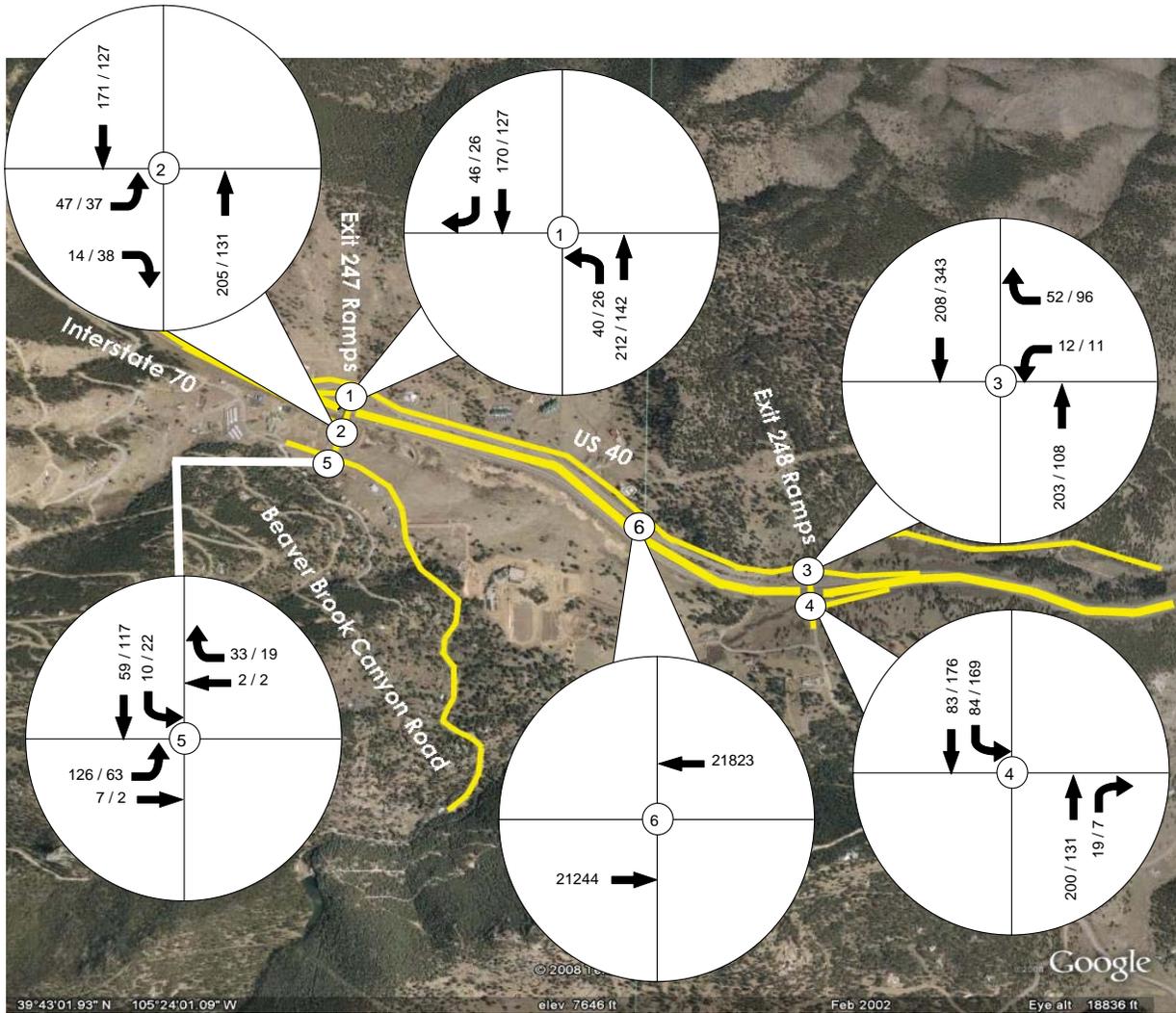
Identify the feasibility and need for secondary access and emergency egress for Floyd Hill.

Identify feasibility and design considerations for emergency preparedness including wildfire evacuation, alternate heli-pad and flight for life location

Hill. A well-connected transportation network could be built in this area. Floyd Hill's transportation network is also constrained by conditions on I-70, the regional transportation connection for Floyd Hill. Weekend traffic as well as rock slides and snow storms anywhere in Clear Creek County can all make I-70 an unreliable connection to the region for Floyd Hill residents and visitors. Finally, Floyd Hill's transportation network is constrained by a lack of mobility options. The transportation system in Floyd Hill is currently designed almost exclusively for automobile use. Little to no pedestrian and bicycle facilities exist in the area to make other modes of transportation viable. Additionally, no transit service is available to Floyd Hill residents or visitors.

The third transportation challenge being faced by Floyd Hill is how to create a sustainable transportation system. Floyd Hill's transportation system needs to be fiscally, environmentally, and socially sustainable. The Colorado Blue Ribbon Transportation Finance and Implementation Panel found that the decrease in federal transportation funding will create a statewide transportation funding shortage. This funding shortage will make fiscal sustainability difficult for communities throughout the state, including Floyd Hill. Environmental sustainability is also important in Floyd Hill. Mountain ecosystems are very sensitive to the environmental impacts caused by transportation. De-icing materials and other pollutants from I-70 drain directly into Floyd Hill's storm drain system. Additionally, new roadway and trail construction can have a profound impact on the mountain environment; their locations should be carefully evaluated. Finally, a sustainable transportation system will provide mobility for all Floyd Hill residents and users. This is difficult to achieve with a transportation system that relies solely on automobiles. Expansion of quality trails and transit alternatives will be important steps toward achieving social sustainability.

Figure 1: Year 2006 / 2008 Existing Traffic Volumes



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1800 38th Street
 3 S 7th Street
 1350 17th Street, Suite 210
 123 N 7th Street
 6513 W 4th Street
 2955 Village Drive, Suite 14

Boulder, CO 80301
 Colorado Springs, CO 80905
 Denver, CO 80202
 Grand Junction, CO 81501
 Greeley, CO 80634
 Steamboat Springs, CO 80488



LEGEND :

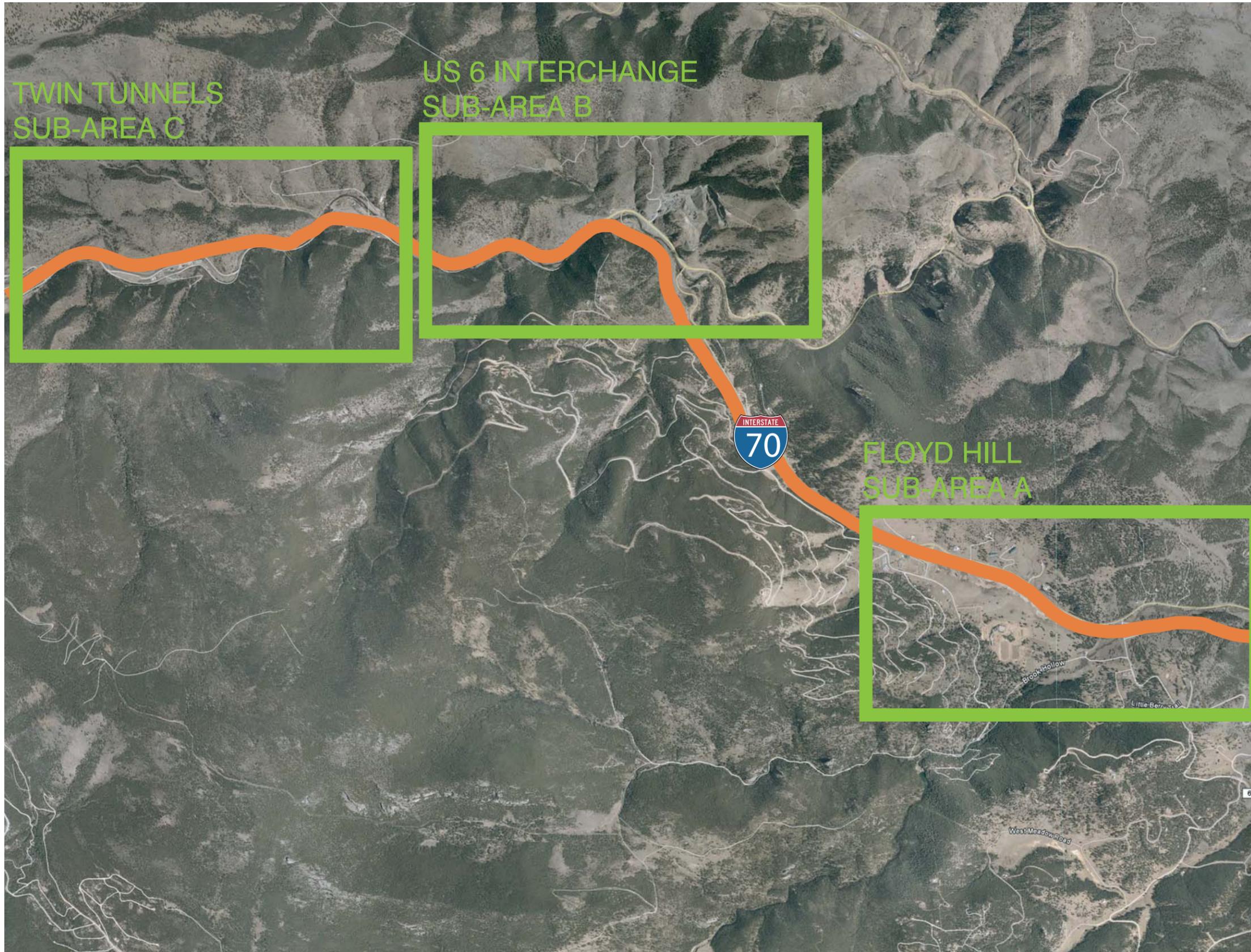
AM / PM (turning movement counts) XX / YY

Turning Movements



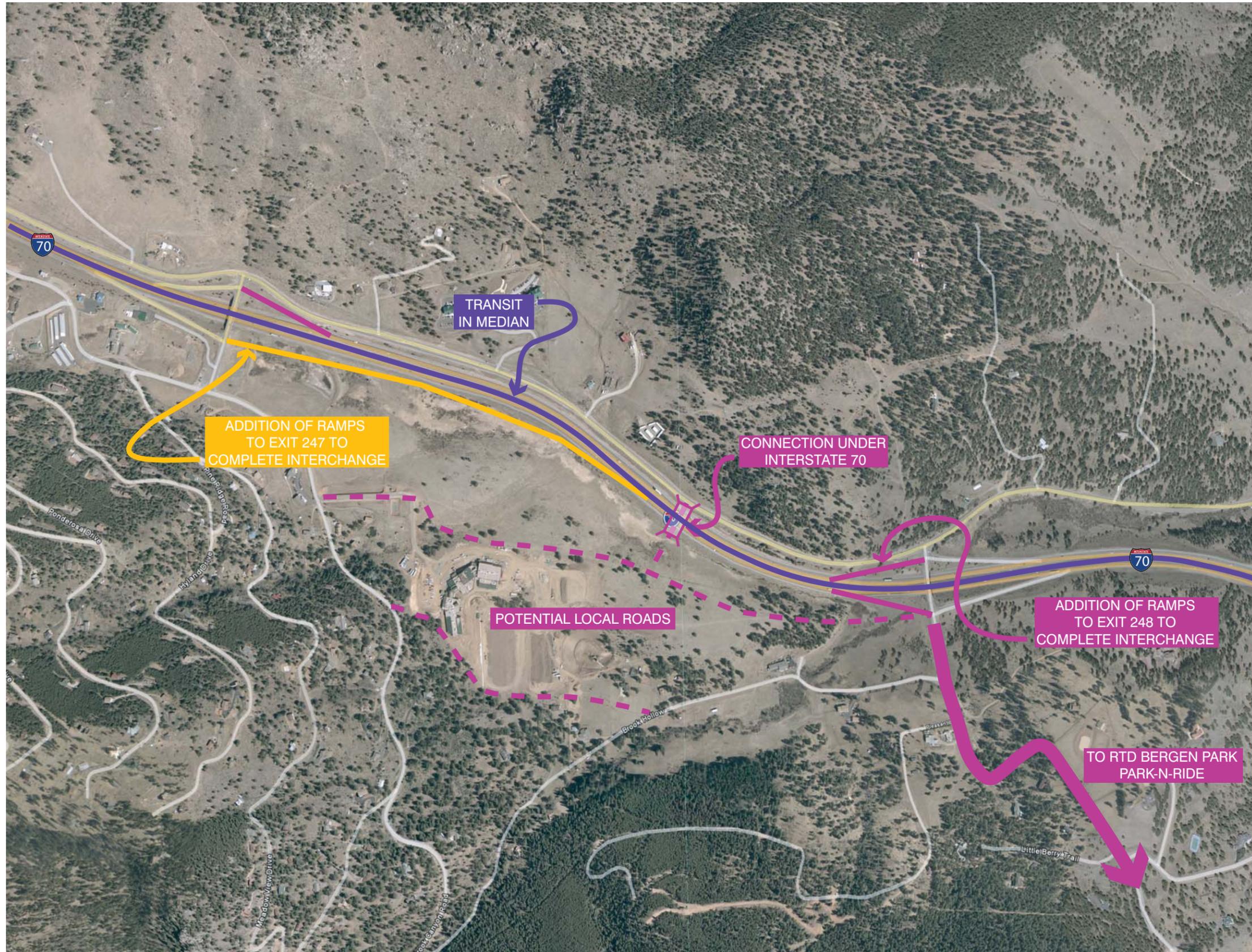
Floyd Hill Master Plan

Transportation Concepts



Floyd Hill Master Plan

Sub-Area A - Floyd Hill



Floyd Hill Master Plan

Transportation Concepts

CDOT Evaluated Concepts

Highway Concepts

Transit Concepts

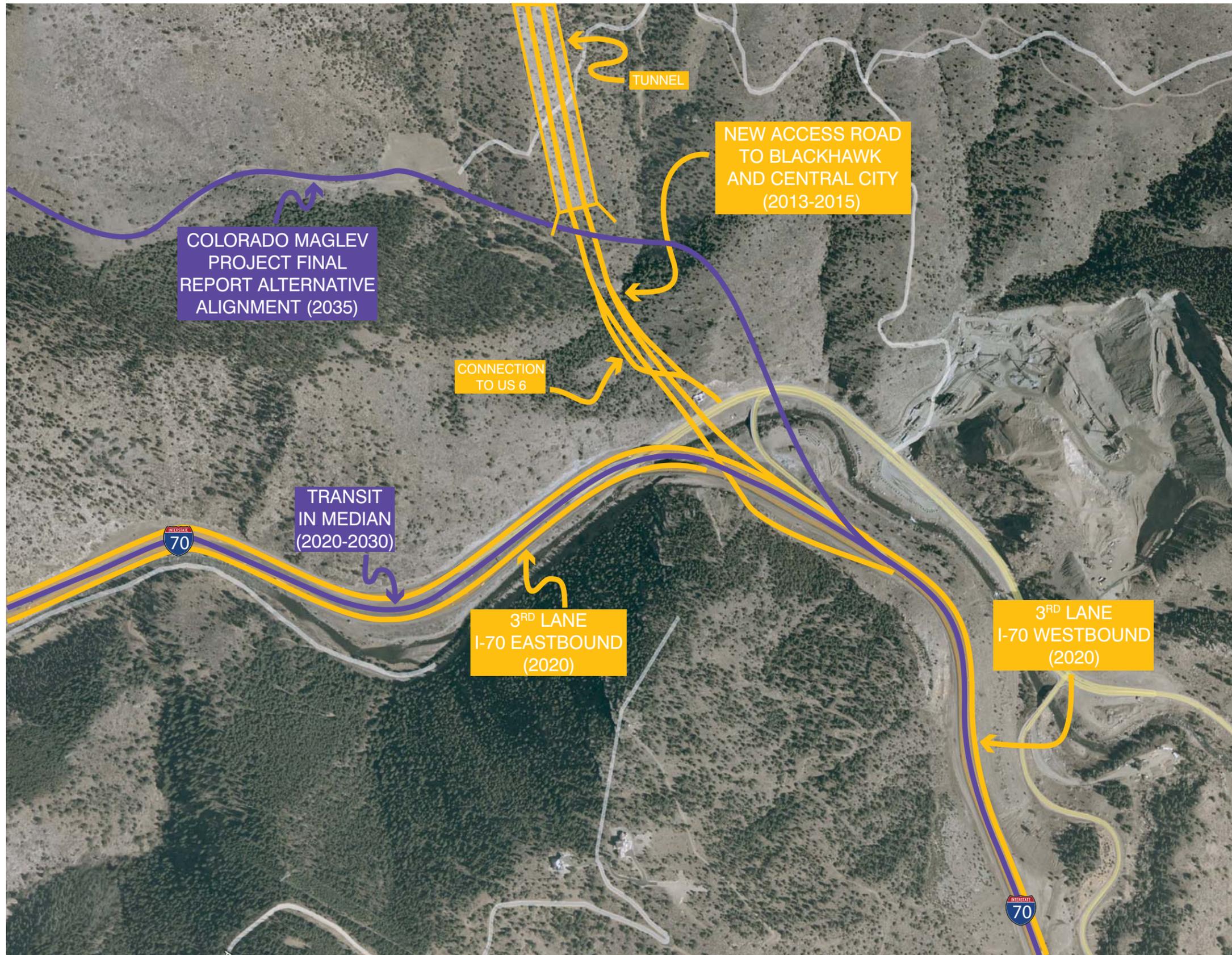


Floyd Hill Master Plan

Sub-Area B - US 6

CDOT Evaluated Concepts

-  Highway Concepts
-  Transit Concepts

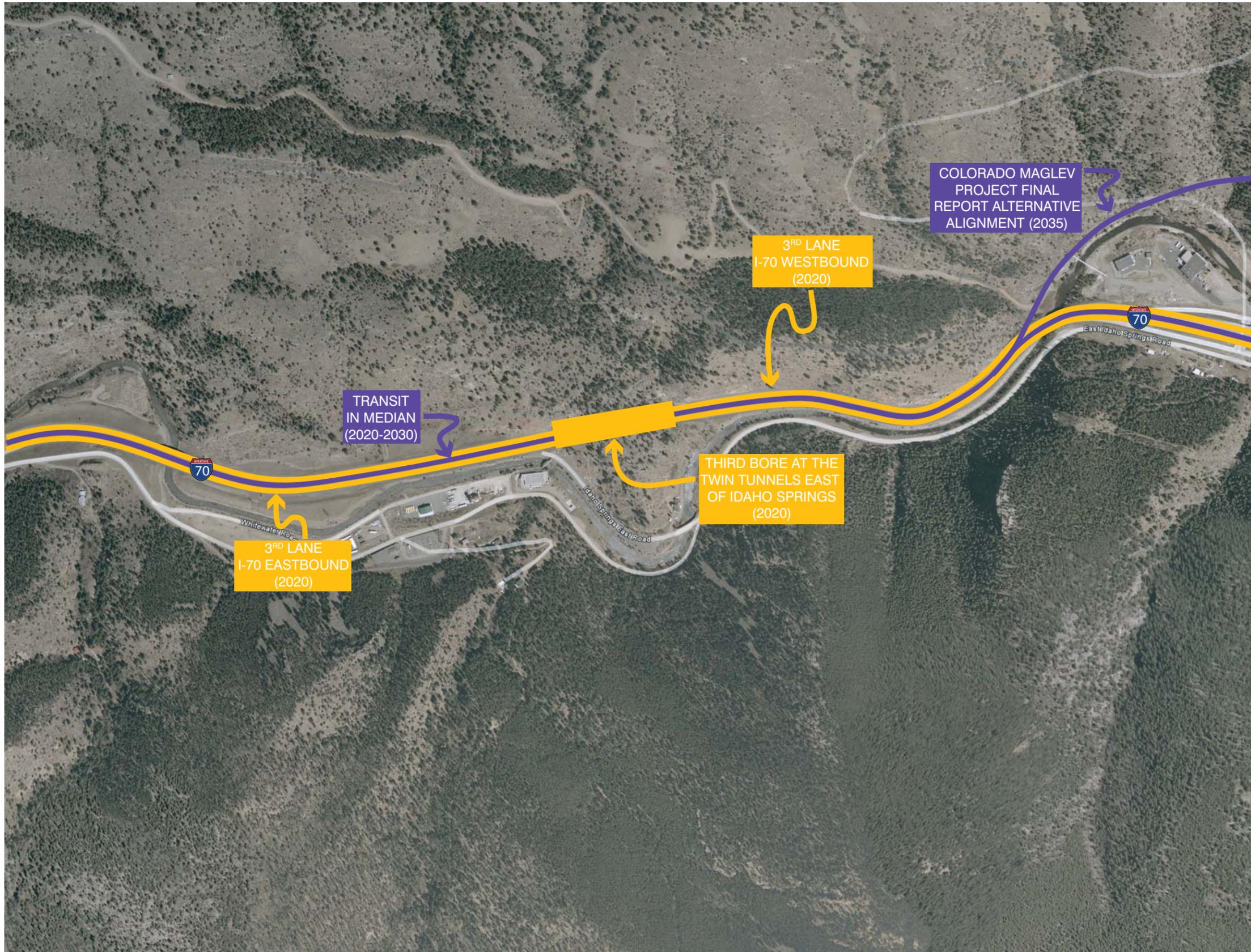


Floyd Hill Master Plan

Sub-Area C - Twin Tunnels

CDOT Evaluated Concepts

-  Highway Concepts
-  Transit Concepts



Floyd Hill Master Plan

Emergency Access Plan

Floyd Hill Master Plan

 Emergency Access Concepts

 Helicopter Landing Locations

1993 Floyd Hill Master Plan

 Emergency Access Concept

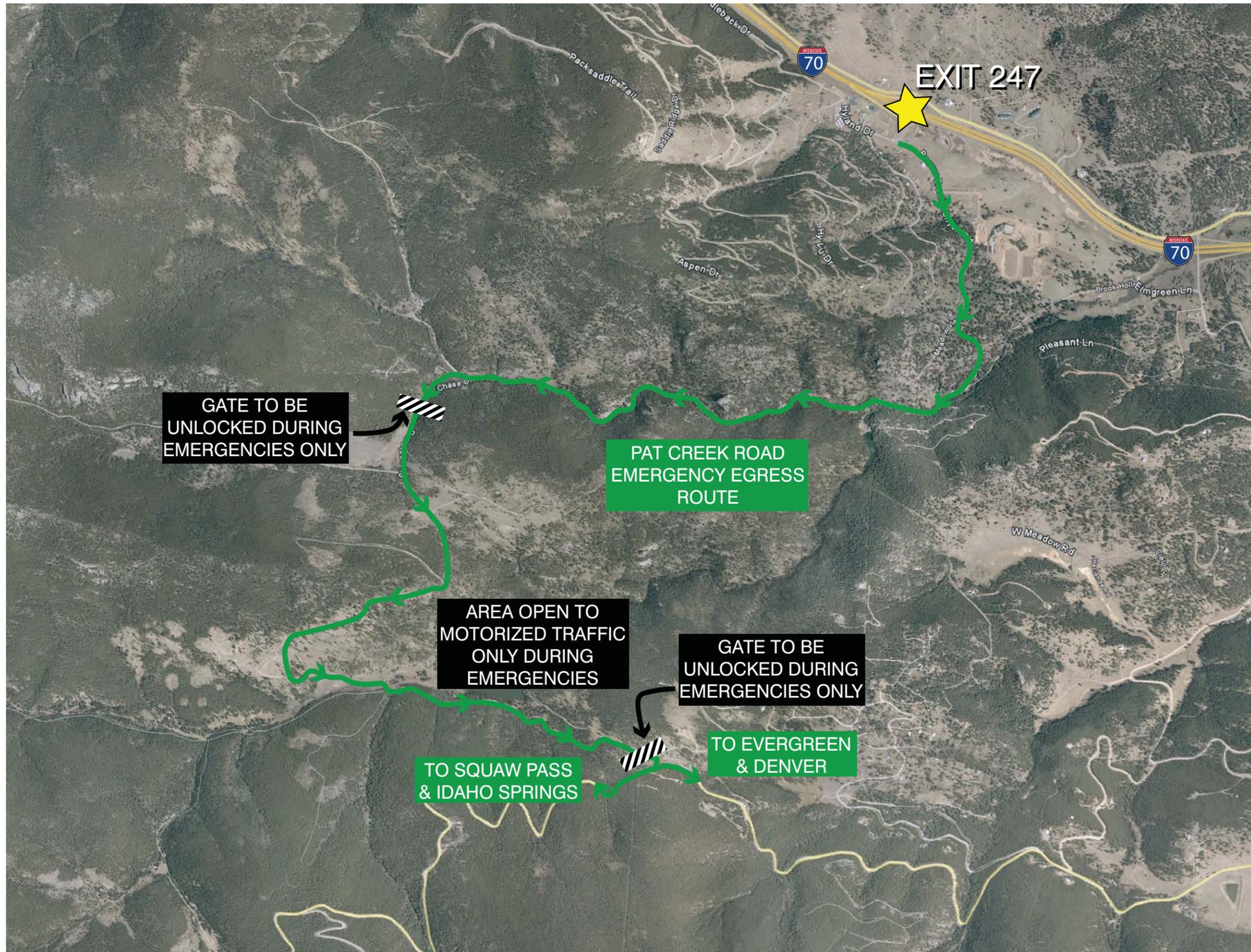
Floyd Hill Homeowners' Association

 Emergency Access Concept



Floyd Hill Master Plan

Pat Creek Emergency Egress Route Detail



F. Clear Creek County Parks, Recreation and Open Space

Clear Creek County is served by a wide variety of parks, recreation and open space resources. These resources are provided by two different agencies – the Clear Creek Metropolitan Recreation District (CCMRD) and the Clear Creek County Open Space Commission.

1. Clear Creek Metropolitan Recreation District (CCMRD)

The mission of the CCMRD is “to provide recreational and leisure activities through community involvement, conscientious planning and sound implementation.” The District provides a variety of recreation programs and services to the community including, aquatics, kayaking, a variety of fitness classes, dodgeball, youth tumbling, summer camps, and Special Olympics to name a few.

The District also manages a number of developed recreation facilities. Moving from east to west, the District has one main facility in Idaho Springs housing a 5 lane 25 yard pool, activities, weight and cardio equipment, climbing wall and cardio room. Additionally, in Idaho Springs the CCMRD maintains a ballfield complex, skatepark, multipurpose and tennis court. In cooperation with the Clear Creek Open Space, CCMRD maintains the Lawson Hole White Water Park. Elmgreen Park serves the Floyd Hill area and has a tennis court with a basketball hoop, 4 picnic tables, 3 barbeque grills, restrooms, and a small pavilion. Recently the CCMRD received a Greater Outdoors Colorado (GOCO) grant to fund additional amenities in Elmgreen Park. In Empire the District operates the Minton baseball/softball field. Farthest to the west is Georgetown, the CCMRD maintains a tennis court, basketball court, and small athletic field, where concerts, arts and games take place throughout the summer.

2. Clear Creek County Open Space Commission

In November 1999, the voters of Clear Creek County, Colorado, approved the establishment of a County Open Space Program to be administered by the Clear Creek County Open Space Commission. The voters also approved a 1 mill tax levy and a bond authority for \$1.5 million to be used for the acquisition and management of open space lands within the county jurisdiction. The mission of the Clear Creek County Open Space Commission is to preserve and maintain the county’s unique character and natural environment by protecting its streams, woodlands, meadows, wildlife habitat, recreational opportunities, prominent vistas, geologic features, and cultural resources to enhance the quality of life for residents and the enjoyment of the out-of-doors for residents and visitors.

- Using a \$5.2 million Lottery bridge loan from Great Outdoors Colorado (GOCO), Clear Creek County Open Space acquired the remaining 1,442 acres of the Beaver Brook Watershed in April, 2005. Located just south of the Floyd Hill study area and west of Evergreen (see Map N), the Beaver Brook Watershed is part of a 20-mile wildlife corridor that is inhabited by a variety of rare plant species and wildlife including elk, deer, bear, turkey and mountain lion, as well as a popular scenic drive between Evergreen and Echo Lake.
- The Commission also oversees the Clear Creek Greenway, running alongside Clear Creek between Jefferson County and the Continental Divide. The Greenway is envisioned to serve as the backbone of the county, and tie together communities with a string of open spaces, parks, recreational facilities and commercial recreation providers. The Clear Creek Greenway is located north of the Floyd Hill with a significant amount of county open space between the trail and the study area. There is a significant opportunity for the future development of trail access through county open space, connecting Floyd Hill with the greenway. The development of such trails would continue to expand the county’s network of trails and increase residents’ access to the many recreation amenities along the greenway.

- Another important recreation resource owned by the Commission is Elmgreen Homestead, which is 110 acres of natural areas and scenic vistas. The Elmgreen Homestead is located to the northeast of the Floyd Hill study area. (Another 110 acres was purchased by Jefferson County Open Space, and the remaining 220 acres were put into a conservation easement.) The Clear Creek County Open Space Commission intends to use the Elmgreen parcel and the surrounding County Lands to develop an integrated trail system between Interstate 70 and U.S. Highway 6. With assistance from Colorado State Parks, the goal is to achieve 3-4 miles of inter-connective trail loops, with connections down to the future Clear Creek Greenway in Clear Creek Canyon. Trail development in this area will achieve several objectives identified in the Clear Creek County Open Space Plan - including providing connections to other open spaces, parks, trails and public property, including the Floyd Hill area.

- Located high in the Geneva Creek Basin, the Geneva Creek Iron Fens are registered as a Colorado State Natural Area. A fen is an area of peat-forming wetlands that receives nutrients usually from upslope mineral soils and groundwater movement. One of eight iron fens in the state, it is an example of both a rare community type and an unusual geologic process.

- Clear Creek County Open Space is partnering with Clear Creek Economic Development Corporation, Clear Creek Metropolitan Recreation District and others to develop and improve the Lawson Hole White Water Park, including improvements such as designated parking, four-wheel staging areas, river access, kayak viewing, trail heads, greenway trail, and commercial activity.

3. Parks, Recreation and Open Space - Baseline Data

The previously mentioned parks, recreation and open space resources in addition to federal lands serve Clear Creek County through the provision of structured recreation activities as well as individual activities such as hiking, mountain biking, wildlife viewing, and kayaking through access to natural areas, open space and water resources.

Largely due to the efforts of the Clear Creek County Open Space Commission, the County has preserved a significant amount of open space and natural areas since 1999. As of April 2005, the Clear Creek Open Space system includes 3,819 dedicated acres consisting of:



- Geneva Iron Fen (109 acres)
- Elmgreen Homestead (107 acres)
- South of Silver Plume (130 acres)
- Arrastra historical site (27 acres)
- Alps Mountain site (340 acres)
- Summit of Snyder Mountain (40 acres)
- Three small parcels in Waldorf Basin (n/a)
- Big Horn Sheep (Sheepkeep) Habitat (1,600 acres)
- Beaver Brook Watershed (1,442 acres)
- Clear Creek Whitewater Park Parcel (2 acres)
- Raft Launching Site in Lawson (8 acres)

The study area of for the Floyd Hill Master Plan is 570 acres. However, in regard to the parks, recreation and open space analysis a regional perspective was used to identify what Floyd Hill residents have immediate and regional access to for recreation and open space resources. Using this as a basis, residents within the study area have immediate access to one developed park, Elmgreen Park, and a total of 1,305 acres of county lands and open space (within the parcels that are bordering the study area). In a larger regional context, residents in the Floyd Hill area have access to 1,938 acres of county lands, open space and natural areas, which includes the Clear Creek Greenway and Beaver Brook Watershed. Much of these lands are former Bureau of Land Management properties that were transferred to the County through Public Law 103-253 on May 19, 1994.

4. Parks, Recreation and Open Space Dedication and Strategic Planning

It is evident through the feedback gained during the community input process as well as the citizen-driven initiatives of the CCRMD and the Clear Creek County Open Space Commission that the Floyd Hill and greater Clear Creek County residents highly value the quality of life provided by parks, recreation and open space resources.

5. Park and Open Space Dedication Requirements

In addition to those lands and facilities owned and maintained by CCRMD, Clear Creek County Open Space Commission and Clear Creek County, the County also requires developers to dedicate a set amount of land aside for open space. Following are the formulas used for open space dedication requirements:

Formula for Dedication of Parks in Residential Developments:

The minimum land dedication for parks in residential developments is 0.1 acres/dwelling unit. The following formula shall be used to calculate the minimum amount of land dedication required in residential developments.

- Neighborhood Park = 5 to 15 dwelling unit subdivision
- Community Park = 16 to 30 dwelling unit subdivision
- Local Park = 31 to 45 dwelling unit subdivision

Formula for Dedication of Parks in Non-Residential Developments:

- Non-residential developments shall be required to dedicate a minimum of three (3) percent of the gross site for park purposes.
- Provision of park facilities within non-residential developments is encouraged.
- Subsection 04 allows cash in lieu of park land dedication.

Cash-in-lieu of Land:

Cash-in-lieu of land dedication shall be used in cases in which the value of park land dedication is deemed, by the Board, to be more appropriate in satisfying the needs of the proposed development than land within the proposed development. Such cases include, but are not limited to: small developments not able to meet the minimum size requirement; developments which already have adjacent facilities that could be expanded to satisfy the need created by the proposed development; and developments which are within five (5) miles of an existing park and recreation district.

Exemptions:

The Board may, at its discretion, exempt, wholly or partially, this park dedication requirement for attainable housing projects.

6. Strategic Planning

The Clear Creek County Open Space developed an Open Space Master Plan in 2005. This document inventories the County's existing open spaces and natural resources, proposed acquisition strategies, recommends priorities for open space dedication, as well as trails and recreation facility development. Specific to Floyd Hill, the plan refers to the meadow and ridges of Floyd Hill as a "gateway" to the county. The plan calls for the protection of the natural and scenic qualities through the restriction of ridge-top development, protection of wildlife habitat and preservation of open space.

CCRMD is currently increasing its strategic planning efforts. It has budgeted funds for the purpose of developing its first Parks and Recreation Master Plan during 2009. This strategic plan will guide the agency's efforts to improve existing facilities, as well as identify needs for the development of new parks, recreation facilities and programs. The needs identified through this process should guide the development of the specific types of recreation facilities in the Floyd Hill area. Future coordination and collaboration between CCRMD, Clear Creek County Open Space Commission, and the County will be necessary throughout the creation and implementation of the District's master plan.

Future Parks, Recreation and Open Space Needs

Parks and Open Space Dedication

Based on demographic numbers for the regional study area (not just the boundary of the Floyd Hill Master Plan study area) - currently there are approximately 450 units/1,035 residents in the Floyd Hill area and build-out at existing zoning looks to be 1,200 units/2,760 residents. Based on National Recreation and Park Association (NRPA) guidelines, the lower capacity for dedicated parkland and open space would be a total of 10.35 acres currently and 27.6 acres at build-out.

NRPA guidelines provide a template of typical park and recreation classifications, number of acres a system should have and recommended service levels based on population. Strictly intended as a guideline, these do not take into account the unique character of each individual community. For a public park and recreation provider the guidelines suggest, "A park system, at a minimum, should be composed of a 'Activity Center' system of park lands, with a total of 6.25 to 10.5 acres of developed open space per 1,000 population." Based on National Recreation and Park Association (NRPA) guidelines, the lower capacity for dedicated parkland and open space for the Floyd Hill area would be a total of 6.5 acres currently and 27.6 acres at build-out. At high capacity the guidelines would recommend 17.25 acres currently and 29 acres at build-out.

Compared this to current standards (as of 2005) Clear Creek County has 3,819 acres of dedicated open space, which is significantly above the NRPA standard of 10.5 per 1000 (high capacity). Based on the NRPA guideline, the current population would require a total of 98.27 acres, based on the County's current population. Clear Creek County currently provided 408 acres of open space per 1000 residents. If one were to use this standard as an alternate benchmark for "high capacity" it would be suggested that the County preserve a total 422 acres of open space within the immediate regional area of the Floyd Hill study area, based on current population numbers, and 1126 acres to serve the build-out capacity.

Therefore, given that within the immediate access (within the parcels that are bordering the study area) of residents within the Floyd Hill area there are currently 1,305 acres of county lands and open space owned and maintained by the Clear Creek County Open Space Commission and Clear Creek County, the area is well above the "low capacity" guidelines set by NRPA and significantly over the "high capacity" goal for build-out. However, it is also important to consider that many of these open space lands are being used by visitors from outside of Floyd Hill and the County. Clear Creek Open Space often acts as a destination for recreation users from throughout the region and the state. Therefore, these lands are serving higher population numbers than are accounted for by these standards.

Parks and Recreation Infrastructure Development

Through the community input process and discussions with representatives of CCRMD and Clear Creek County Open Space Commission, it became evident that Floyd Hill residents desire more access to developed parks and recreation facilities as well as local and regional trail connections to existing open space and natural areas.

Currently, Elmgreen Park is the only public park and/or recreation amenity or facility available to the residents in the Floyd Hill study area, as the high school is not open to the public after school hours. The park currently contains a basketball hoop, 4 picnic tables, 3 barbeque grills, 1 male/female out-house, and a small pavilion. Additionally, CCRMD was awarded a \$50,000 GOCO grant in December of 2008 for the addition of a playground, additional parking and ADA-compliant path access. However, as the area and population continues to grow, additional developed recreation opportunities should be provided to the Floyd Hill residents. The types of facilities developed should be based on public input gathered through the CCRMD's Master Planning process. Additionally, joint efforts to obtain additional traditional (i.e. – taxes, impact fees,

Critical Success Factor

Address current issues, identify the necessary roadways and transportation to support the recommended land uses that result from the master plan.

Plan a network of non-motorized trails.



and users fees) and alternative (i.e. - grants, sponsorships, and partnerships) funding sources should be explored through collaborative efforts between the County, CCRMD and Clear Creek County Open Space.

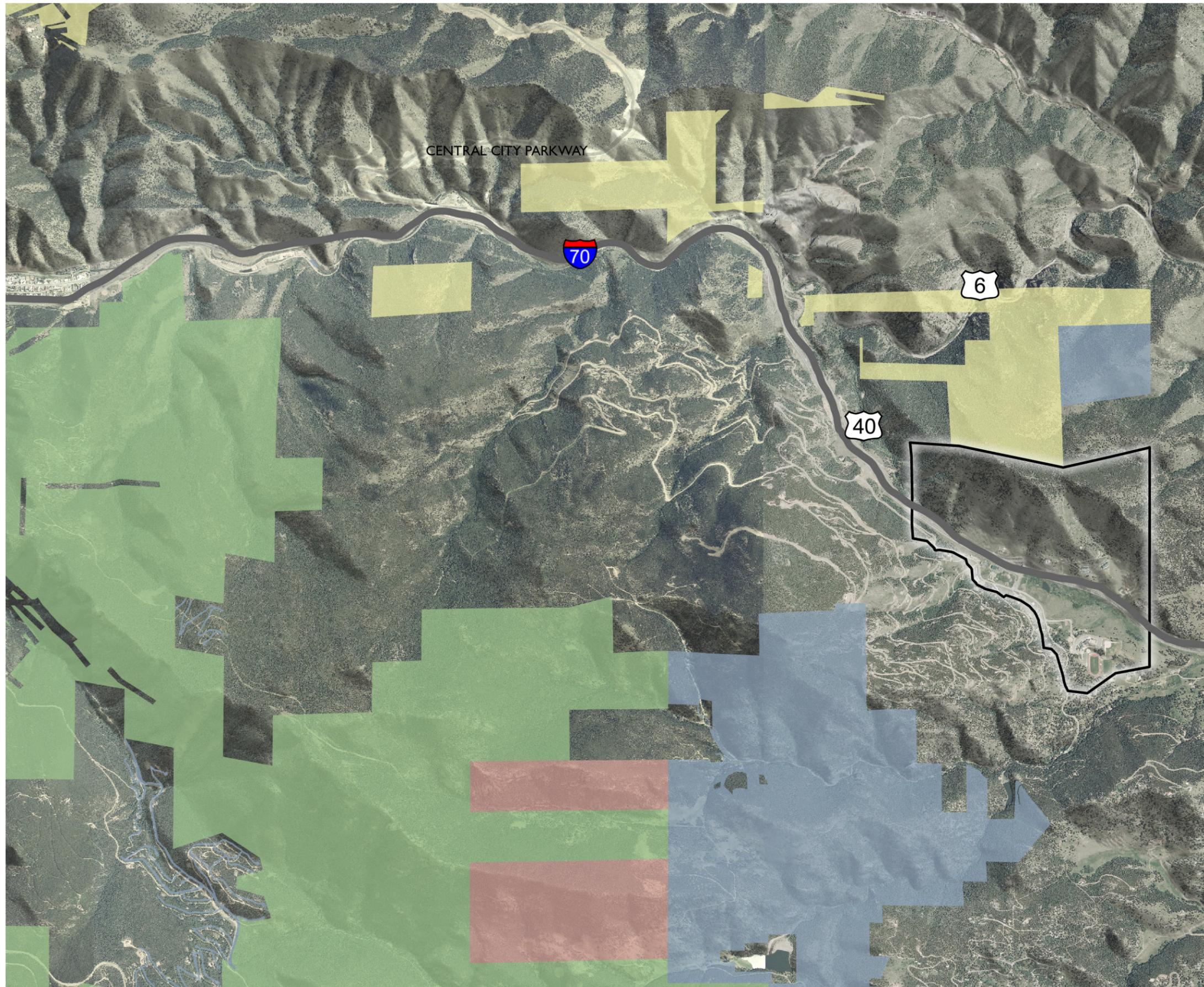
Although residents of Floyd Hill have geographic access to County and BLM open space and public lands, there are few trails and physical access points to enable recreation users easy use of these resources. In conjunction with any future development, residents have voiced their desire to provide bike and pedestrian access to the parks and open space in the area.

During the design charette participants expressed the need for bicyclists and pedestrians to be able to get from the south side of the study area to the open space areas to the north of the study area with connections to the Clear Creek Greenway, as well as to the south providing connections to the Beaver Brook Watershed. Clear Creek County Open Space should continue its efforts to develop an integrated trail system, with sufficient supporting infrastructure (i.e. - trailheads) between Interstate 70 and U.S. Highway 6 and expand these efforts to include the regional Floyd Hill area.

Floyd Hill Master Plan

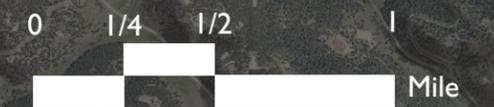
Public Lands and Open Space

-  Forest Service Land
-  State Land Board Land
-  Clear Creek County Open Space
-  Clear Creek County Owned Land
-  Study Area Boundary



This data was provided by Clear Creek County GIS Department, Denver Regional Council of Governments, National Agricultural Imagery Program and the Colorado Division of Wildlife, a division of the Colorado Department of Natural Resources. The information portrayed on these maps should not replace field studies necessary for more localized planning efforts. Animal distributions are fluid; animal populations and their habitats are dynamic.

Any data or information is provided "as is" without warranty of any kind, either express or implied.



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IV. Conceptual Alternatives

This master plan does not include a traditional land use plan with a recommended amount of development or density; rather, it is a guide to the County that provides steps to implement different levels of development, the infrastructure costs and transportation needs associated with that process, a hierarchy plan to guide development intensity in the Floyd Hill study area, as well as design guidelines that promote smart growth principles and maintenance of a traditional community form.

A. Alternatives Defined

The consultant team completed several analyses of alternative development scenarios. The alternatives were based on two levels of potential development within the Floyd Hill study area and includes Baseline and Level I Development Plans. In addition, an Alternative Development Plan was prepared for future research and County use. The amount of development in each alternative is independent and based on a different variable, structured to establish thresholds for potential development.

- Baseline - Amount of development which can be built with existing zoning
- Level I - Amount of development that can be accommodated on the build out of the existing wastewater treatment plant
- Alternative Development Plan - Amount of development which is included in the market study and needed to support provision of infrastructure improvements

The alternatives are based on three unique potential growth scenarios, and one constant in all three scenarios is that the existing built development in the area (112,076 square feet) was not included in any of the alternative water demand and wastewater load calculations (because the buildings are already serviced by individual utility systems). Of the approved, but not yet built development, the remaining square footage that is allowed to be built at Floyd Hill Crossing (10,000 square feet) was included in water demand and wastewater load calculations.

Baseline Development Plan

The Baseline Development Plan is different from the other two alternatives in that it portrays a development scenario capable of being implemented under existing zoning. It includes square footage included in approved plans located within the study area, and a range of the minimum to maximum number of residential units allowed per existing zoning. Existing zoning allows subdivisions of 2 acre lots utilizing sanitary sewer, or 1 unit per existing lots utilizing ISDS. For purposes of the infrastructure build out analysis under the baseline condition, the maximum amount of development allowed by zoning was utilized. This proposal would only be allowed by approval of a subdivision through the County's subdivision process. The maximum amount of residential development potential was utilized for this scenario in order to calculate the maximum potential need for utility resources, and would require a new wastewater treatment plant.

Baseline Conditions (Table 3)

Alternative	Amount of Development (1)
Baseline	
Residential units	39 - 194 single family (2) 188 multi-family (Beaver Brook)
Commercial (SF) (3)	10,000 (FH Crossing) 42,000 (Beaver Brook)
Office / Flex / Industrial (SF)	50,000 (Tech Park)

Level I Development Plan

The Level I Development Plan targets the threshold of development that can be accommodated utilizing the existing wastewater treatment plant. The Level I Development Plan includes the amount of development that can be accommodated with the full build-out of the existing wastewater treatment plant, including the existing high school.

Level I Development (Table 4)

Alternative	Amount of Development (1)
Level I (4)	
Residential	225 units
Commercial (SF)	10,000
Office / Flex / Industrial (SF)	40,000

NOTES:

- (1) Amount of development does not cap development potential for the Floyd Hill Study Area
- (2) Baseline residential development range based on existing MR-I parcels minimum and maximum development potential
- (3) Square footage for potential development on C-I properties within the study area are not included due to variability in density
- (4) Amount of Level I Development based on capacity of existing wastewater treatment plant that can be accommodated in addition to the full build out of the existing high school.

B. Land Use and Transportation Integration

Linking alternative growth and land use scenarios with transportation infrastructure investment encompasses a holistic view of development. This master plan is an opportunity to identify the appropriate policies needed to be ready for transit, should it be located in the Floyd Hill study area. A primary goal of the master plan is to identify a multi-modal approach to transportation with varying levels of transportation infrastructure investment defined for each level of development in the conceptual alternatives.

Hierarchy Plan – Activity Center, Transition, and Edge

The Activity Center is the area with the greatest concentration of development. Pedestrians are given the highest priority in the Activity Center zone and transportation investments should be made on high quality pedestrian amenities that make walking safer and more comfortable. In the Activity Center zone, lower priority is placed on automobile travel. Parking and vehicular access should be provided but not at the expense of pedestrian, bicycle, or transit travel.

The edge zone is typically located in areas with the lowest concentration of development. The edge zone will still accommodate pedestrian safety and mobility; however a greater focus can be placed on automobile transportation. All modes of travel should still be accommodated in the edge zone.

The transition zone is located between the Activity Center and edge zones. Pedestrian, bicycle, and transit travel in the transition zone should be enhanced with more amenities than in the edge zone. At the same time, automobile needs such as parking can be given more priority in the transition zone than in the Activity Center zone.

The Activity Center, transition, and edge zone boundaries and locations for Floyd Hill were determined through site visits, site analysis, access, slope, existing zoning, community input, and mode-specific transportation requirements.

Transit Ready Development (TRD)

Transit Ready Development (TRD) uses multimodal transportation to serve a wide range of travel objectives. TRD encourages a transportation system that invests in sustainable mountain village design, bicycle facilities, pedestrian mobility, strategic parking investment, local transit routes, efficient automobile circulation, and capitalizes on potential high capacity transit investments in the I-70 corridor. As shown in the Hierarchy Plan, the Activity Center zone is located along the I-70 corridor on both the north and south sides of I-70, where development levels are expected to be the most concentrated and transit activities may be located. The transition zone is situated around the Activity Center zone and provides a transition between the Activity Center zone and periphery edge zone. The proposed development alternatives in this Master Plan do not have densities to support high capacity transit. However, the application of TRD land planning concepts does not preclude transit supportive densities from occurring. TRD preserves the land that would be required for a transit station while still creating a multimodal transportation system for residents and Floyd Hill visitors.



Critical Success Factor

Create a living document that is “implementable.”

Ensure that alternatives are feasible, incorporate planned and managed growth, and are sustainable.

C. Transportation

Each of these conceptual alternatives evaluates different levels of development, which have varying transportation impacts and requirements. Higher levels of development will require increased infrastructure to accommodate new trips. Additionally, higher levels of development will support more alternative modes of transportation such as transit, bicycle and pedestrian facilities. Each alternative’s transportation requirements are described using the transportation elements of street design, intersection frequency, transit service, bicycle facilities, pedestrian facilities, parking supply, and roadway improvements. The elements are briefly described below with more specific details provided in the discussion of the alternatives.

Street Design

The street design element provides direction regarding the number of lanes, lane width, and the presence of parking, medians, and turn lanes.

Intersection Frequency

Intersection frequency is the distance between intersections. Shorter distance between intersections creates smaller block size and more connected street networks. Well-connected street networks with smaller blocks give pedestrians, bicyclists, transit users, and drivers a variety of routes to and from a destination.

Transit Service

Transit service provides regional mobility opportunities for those who are unable to or choose not to drive a car. Transit service can be provided through shuttle service, call-n-Ride programs, timed bus service, and rail transit.

Bicycle Facilities

Bicycle facilities include bike paths, lanes, routes, racks, and lockers. Bike paths are typically paved, off-road facilities, while bike lanes are striped, on-street facilities. Finally, bike routes are on-street facilities designated by signs along the roadway or painted “sharrows” on the roadway. A combination of these three facilities can accommodate bicyclists of all levels. In addition, bike racks and lockers are necessary facilities to ensure that bikes can be safely stored until people return for them.

Pedestrian Facilities

Pedestrian facilities include Americans with Disabilities Act (ADA) compliant sidewalks and crosswalks. High quality sidewalks are typically separated from the street and high quality crosswalks are usually painted or constructed with pavers or special material.

Parking Supplies

Parking is an important part of development. Too much parking, the wrong type of parking, and parking in the wrong location can make a development feel less pedestrian friendly and very automobile oriented. Too little parking can hurt retail development. Parking is best developed outside the Activity Center area and as a shared resource. Sharing parking spaces among a variety of uses is an effective way to minimize the amount of land that is required for parking. Another way to minimize the amount of land for parking is to build structures, which accommodate more parking on less land. Additionally, parking structures can be wrapped with retail, service, shops, restaurants, and residences, which places active uses along the street.

Roadway Improvements

Roadway improvements will provide increased local and regional access for automobile users. Roadway improvements enhance general mobility and provide increased emergency access.

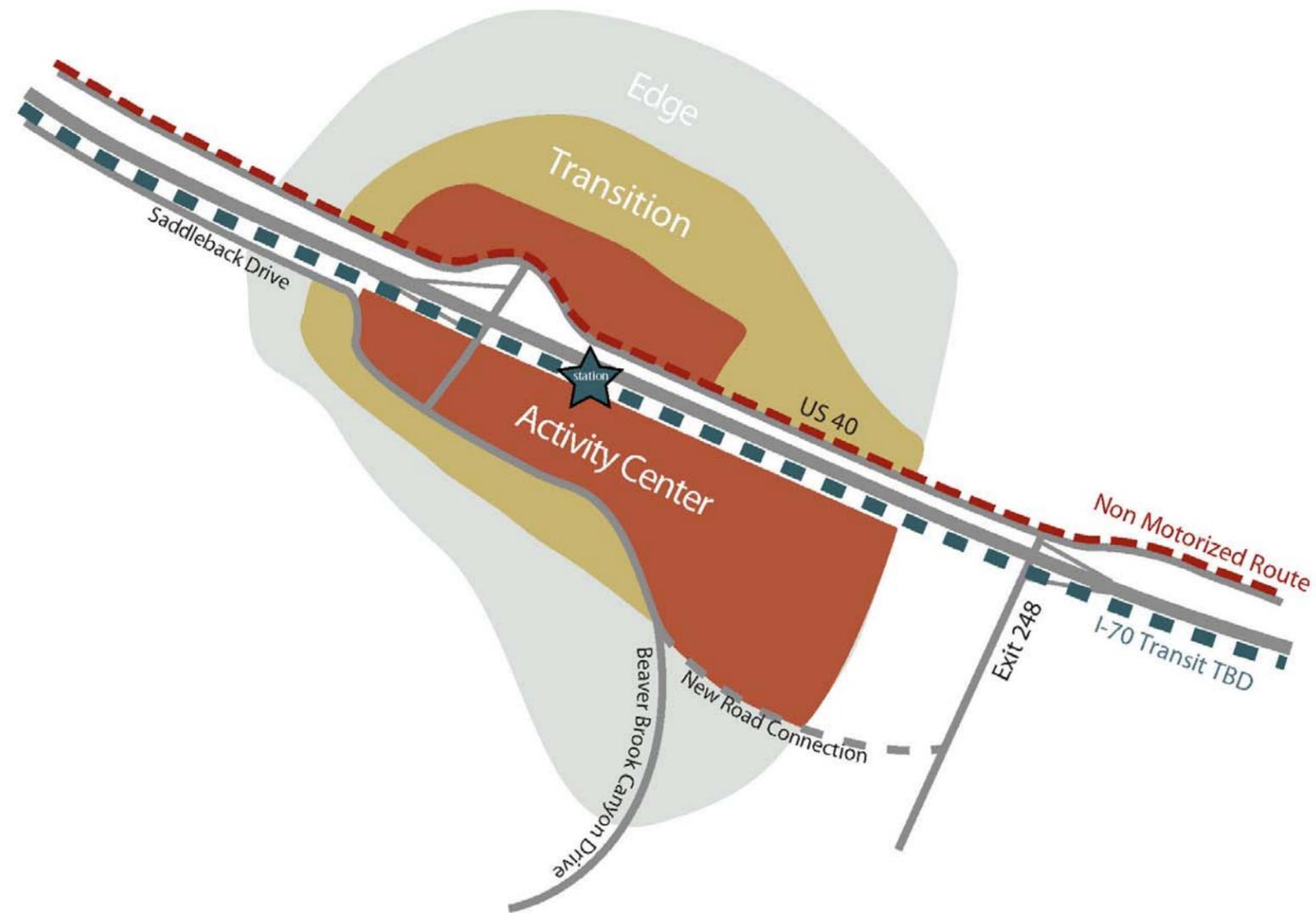
D. Utilities

For each of the alternatives, conceptual level calculations for quantifying the estimated water demand and wastewater load were completed. With demands and loads calculated, cost estimates were completed to estimate for potential future water and sewer facilities that would be required for each level of development. Finally, based on the calculated number of units for each alternative, the anticipated tap fees that would be required for each unit to cover the infrastructure costs were calculated. Please see the load calculation worksheet and cost estimate assumptions in the Appendix.

Wastewater loads were estimated utilizing the applicable loads for each use from the Clear Creek County standards. Once the average wastewater load was calculated for each scenario, a peaking factor of 1.3 was applied as a safety factor and to ensure the wastewater treatment plan would be equipped to handle any surges in the system.

A multiplier of 1.25 on top of the wastewater load was used to determine the average water demand, which is used by the City of Idaho Springs for their calculations. An additional calculation was added for landscaping in the Alternative Development Plan, in anticipation of a park, should municipal water service be accessible. The approximate size of the proposed water tank was calculated by first calculating the daily peak water demand using a peaking factor of 1.5, and adding 20% to this amount. This storage amount would provide enough water for the daily peak usage, as well as for the required fire flow storage.

Hierarchy Plan



For each development scenario, two options for water service were analyzed: utilizing off-site diversion structures or connecting to a municipal source. For cost estimating purposes, the municipal source was the City of Idaho Springs, and a water main would be installed from a connection point at the current eastern-most water main in Idaho Springs which is approximately four miles from Floyd Hill. If a different connection point is required, cost estimates would need to be adjusted. Both of these scenarios would require installation of a water tank for fire protection. According to City of Idaho Springs personnel, no upgrades to the existing water treatment facility would be required to serve Floyd Hill (according to preliminary estimates for water demand).

For cost estimating purposes, the off-site diversion scenarios utilize Clear Creek Water Bank augmentation water through the diversion of wells located outside of sub-basin G.

E. Land Use Planning

For each of the conceptual alternatives zoning, land use, density and design decisions were evaluated for the different levels of development. The hierarchy plan Activity Center, Transition, and Edge were used to describe the planning areas within the Floyd Hill study area.

The Hierarchy Plan, in combination with design guidelines, provide the County with a framework for future development in zoning, as well as other important land use planning elements, are briefly described below with more specific details provided in the discussion of the alternatives.

Zoning

Zoning provides direction regarding any zoning changes that could be required to facilitate or entitle the level of development described. The recommendation for an Overlay Zoning District or another planning tool, rather than re-zoning properties within the study area, is also included.

Land Use

Land use provides direction regarding the types of land uses that are recommended or not recommended within the hierarchy area. Some land uses are noted as “special use”, meaning that if specific design criteria were met, those uses could be included within the area.

Density

Density describes the amount or intensity of development that should be incorporated within the hierarchy area.

Design

Design includes specific design elements that should be incorporated into the hierarchy area. Please see the design guidelines, Section V, for a list of design guidelines that should be implemented at Floyd Hill.

F. Conceptual Alternatives

I. Baseline Condition

Transportation

The Baseline Condition considers both the approved plans that are still unbuilt as well as the potential development that is allowed under the existing zoning. Under the built-out Baseline Condition, the transportation impacts to Floyd Hill are minimal.

Street Design

Under Baseline Development, street design will continue to follow the existing guidelines. No new designs or guidelines will be introduced.

Intersection Frequency

Under Baseline Development, intersection frequency will continue to follow the Clear Creek County Roadway Design and Construction Manual, with minimum intersection spacing requirements of 200 feet for local roads, 500 feet for collector roads, and 1,000 feet for arterial roads. No new guidelines will be introduced.

Transit Service

With the currently approved development and potential development under existing zoning, transit service is not warranted. However, as additional development is approved and developed the RTD call-n-Ride service that currently serves the Bergen Park area should be expanded to serve Floyd Hill. A call-n-Ride service would provide enhanced regional mobility for people who are unable to or choose not to drive cars. Floyd Hill currently sits outside the RTD district boundary. In order to expand the call-n-Ride services, Floyd Hill will have to be annexed into RTD's district boundary.

Bicycle Facilities

Under Baseline Development, bicycle facilities will continue to develop under existing guidelines. No new guidelines will be introduced.

Pedestrian Facilities

Under Baseline Development, pedestrian facilities will continue to develop under existing guidelines. No new guidelines will be introduced.

Parking

Under Baseline Development, parking facilities will continue to develop under existing guidelines. No new guidelines will be introduced.

Roadway Improvements

The Pat Creek Road emergency egress route should be maintained and enhanced. This emergency egress route connects to Squaw Pass and provides access to Idaho Springs, Evergreen, and Denver. If the maximum amount of development for this scenario is built along with approved development, an access road is recommended on the south side of I-70 between exits 247 and 248. This new access road will provide emergency access to exit 248. The location and alignment of the access road will be determined with affected property owners to ensure the most efficient and appropriate location.

This alternative provides transit and roadway improvements that begin to address regional mobility and emergency access on Floyd Hill.

All other aspects of transportation will continue to develop according to existing guidelines. Potential funding sources for transportation improvements include:

- CDOT Enhancements Funds
- Development Impact Fees
- Clear Creek County General Fund.

For assistance with RTD annexation, the County could apply for FTA small starts or the Colorado Rural Transit funding program.

Utilities

For this development scenario, the wastewater and water demands were calculated based on the maximum amount of development potential (see Table 6 and Load Calculations in Appendix). The cumulative peak wastewater flow is estimated at 137,059 gallons per day. The standard size treatment plant for this volume of flow is a 150,000 gallon plant, which is above the ultimate capacity of the high school WWTP, 96,000 gallons per day. Therefore, a new WWTP would be required for this scenario.

Additionally, the water storage required for this alternative is estimated at 237,218 gallons. A standard storage tank of 250,000 gallons was utilized for cost estimating. The following table summarizes the projected infrastructure costs for the Baseline scenario. The full cost estimates are included in the Appendix.

The water system for well development includes development, permitting, associated infrastructure, and disinfection requirements. A 250,000 gallon water tank (including site preparation) is also included. The water system for the municipal source includes linear feet of pipe, water tank for storage and a pump station. In all of the alternative cost estimates these elements are included in the water system.

Utilities Cost Estimate - Baseline Development Plan (Table 5)

Baseline Development Plan		
	Off-site Diversion Structures	Municipal Source
Water System	\$ 1,300,600	\$ 4,675,000
Wastewater System	\$ 1,800,000	\$ 1,800,000
Engineering	\$ 186,036	\$ 388,500
Construction Administration	\$ 124,024	\$ 259,000
Total Estimate	\$ 3,410,660	\$ 7,122,500

An estimate for the tap fees required for water and sewer that would finance this development is approximately \$3,500 per tap for off-site diversion structures or \$12,500 per tap (assuming 385 taps) for the municipal source, and \$5,000 per tap for wastewater. A nearby comparison is the City of Idaho Springs. The current tap fee for an out-of-City domestic tap is \$10,000 each for both water and sewer. For inside City boundaries, the taps cost \$5,000 each.

In conclusion, for the maximum amount of development shown in the matrix the water source could possibly be off-site diversion structure or municipal source. An approximately 250,000 gallon water storage tank would be required as well as a new wastewater treatment plant, due to the number of residential units in the maximum amount of development. An approximately 150,000 gallon wastewater treatment plant is required to meet the wastewater needs.

Land Use Planning

The Baseline Development Plan includes approved development that is allowed by zoning, as well as a range of the lowest to highest level of development allowed per existing MR-1 zoning. The square footage allowed at the existing C-1 parcels were not included due to their variability in allowed density and uses. With this scenario, development will continue to occur in its existing zoned location and market demand, and will not follow the Hierarchy Plan. The design guidelines should still be integrated into development plans to the greatest extent possible.

Zoning

Under Baseline Development, the zoning will remain unchanged. The zone districts will remain Mountain Residential (MR-1), Commercial (C-1), and Planned Development (PD). No specific changes are required. Design guidelines should be adopted as standards.

Land Use

The land use in Baseline Development includes uses allowed by existing zoning and approved Planned Developments. Single family detached residential is allowed in MR-1, and C-1 allows restaurant/food service, retail trade, services, lodging, and multi-family housing up to 20 units. More than 20 units are allowed if a significant commercial element is included. The approved PD areas allow various multi-family, office, and retail / commercial uses.

Density

The density in the Baseline Development Plan includes the following projects that are approved by the County: 10,000 square feet Floyd Hill Crossing Planned Development, 188 units and 42,000 square feet of commercial at Beaver Brook Apartments, and 50,000 square feet in the Clear Creek Tech Park Planned Development.

There are 389 acres of privately owned MR-1 parcel areas, and a total of 39 privately owned parcels. For each MR-1 lot one unit is allowed per existing zoning, which is the equivalent of 39 units currently allowed (does not require a subdivision application). With a subdivision application for 389 privately owned acres up to two (2) acres per unit are allowed with WWTP which equals 194 units.

Design

Future development applications are recommended to follow the design guidelines included in this master plan.

In conclusion, the Baseline Development Plan does not promote growth in specific areas, as the Level 1 and Level 2 Plans that follow the Hierarchy Plan of Activity Center, Transition, and Edge zones would. The land use pattern and areas of growth would continue as it does now.

2. Level I Development

Transportation

Level I Development analyzes the amount of development that can be supported by the existing wastewater treatment plant, and includes a mix of office, retail, and residential uses. The transportation design does not preclude a transit station or I-70 transit, but rather plans for a self-sustaining transportation system for Floyd Hill. Development should be concentrated in the Activity Center, lessening in the transition, and edge areas of the Hierarchy Plan. This alternative employs good transportation design principles; however, it does not plan for the interaction of I-70 transit within the Floyd Hill study area. The transportation requirements are also described below.

Street Design

New streets designed in the edge zone new roads should be two-lane rural roads with paved shoulders. In the transition zone streets can be either two-lane rural roads with paved shoulder or two-lane mountain village streets with curb and gutter. In the Activity Center zone, new streets should be two-lane mountain village streets that may or may not have on-street parking or curb and gutter.

Intersection Frequency

For Level I, intersection frequency should be highest in the Activity Center area, with intersections spaced a maximum of approximately 400 feet, depending on grade. The edge zone will have less intersection frequency with street connections being made when possible at a maximum of approximately 800-foot spacing. The transition zone should have moderate intersection spacing.

Transit Service

Transit service in Level I Development will include the call-n-Ride service expansion from the Baseline Condition, if the area is annexed into RTD. Additionally, this alternative's level of compact development will support a park-n-Ride and timed bus connection to regional destinations within Clear Creek County as well as RTD service to and from Denver via Jefferson County. As stated earlier, any transit service expansion to Floyd Hill will require annexation into RTD's district boundary. Conversations with municipalities about county-wide needs will help coordinate appropriate transit investment.

Bicycle Facilities

Bicycle trails should be provided along with any new roadways built within the Activity Center and transition areas. Additionally, off-street regional trails should be provided throughout the edge zone. This will start to create a network of bike facilities that will support the use of bicycles as a viable mode of transportation.

Pedestrian Facilities

For Level I, a pedestrian-oriented gathering area should be created in the Activity Center zone. Additionally, all streets built in the Activity Center and transition zones should have sidewalks, on both sides of the street, where applicable. The off-street regional trail system described in under bicycle facilities will also be used by pedestrians in the edge zone.

Parking

Parking in the Level I alternative will be balanced by creating a neighborhood permit program for the edge zone residential developments. This will discourage people who are using the commercial and retail in the Activity Center and transition zones from parking in the residential neighborhoods. The transition zone will have well distributed parking lots that can be shared by compatible uses. The Activity Center zone will have one well-placed parking lot to be shared by new development.

Roadway Improvements

Based on the projected traffic volumes and the projected traffic volumes from the Level I alternative, an additional access road is recommended on the south side of I-70 between exits 247 and 248. This new access road will provide emergency access to exit 248. The location and alignment of the access road will be determined with affected property owners to ensure the most efficient and appropriate location.

Traffic Conditions

Trip generation volumes were developed based on the land use scenarios for the Level I Development Plan. These volumes were assigned to the two interchanges and intersection analyses were run. Please see Figure 3 on the following page.

Year 2010 Total Traffic

For the Level I land use assumptions and no improvements to the interchanges, the Eastbound off-ramp at the Exit 247 Interchange is projected to maintain a Level of Service (LOS) B for both the AM and PM Peak Hours. The Westbound off-ramp at the Exit 248 interchange is projected to operate at LOS B in the AM Peak Hour and LOS C in the PM Peak Hour.

Year 2030 Total Traffic

For the Level I land use assumptions and no improvements to the interchanges, the Eastbound off-ramp at the Exit 247 Interchange is projected to maintain a Level of Service (LOS) B for both the AM and PM Peak Hours. The Westbound off-ramp at the Exit 248 interchange is projected to operate at LOS C in the AM Peak Hour and LOS E in the PM Peak Hour.

Transportation Cost Estimate - Level I Development Plan (Table 6)

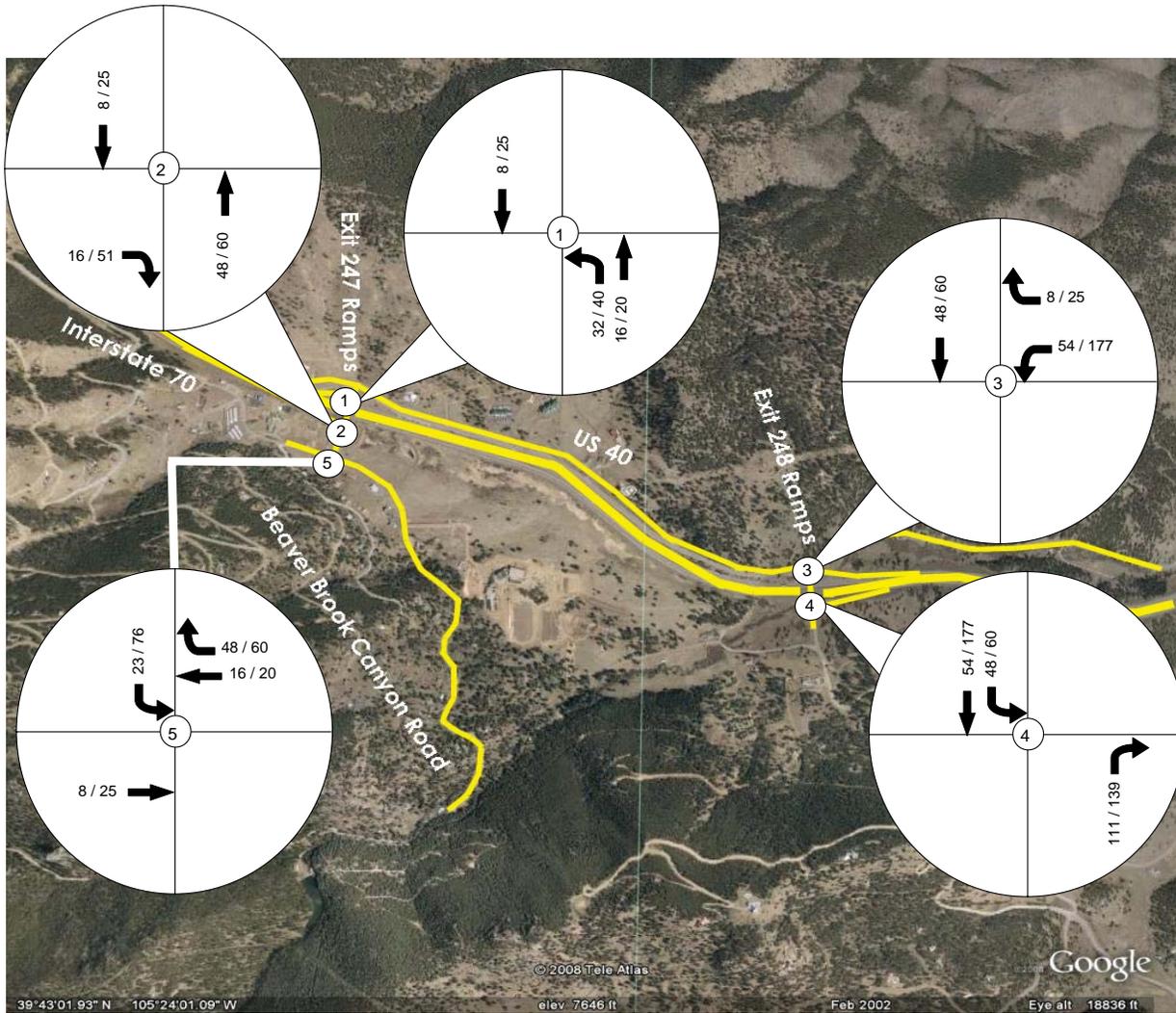
Level I Development Plan	
Transportation Improvement	Estimated Cost
New local access road on the south side of I-70 and emergency access improvements west of Exit #247	\$1,650,000
Timed transit bus service (Requires a minimum half acre of land which is not included in this estimated cost).	\$750,000 - \$1,000,000

Preliminary cost estimates were developed for the Level I development scenario. based on similar CDOT type roadway projects. They are very conceptual in nature, are based on Year 2008 cost data, and are subject to change. Potential funding for transportation improvements include:

- CDOT Enhancements Funds
- Development Impact Fees
- Clear Creek County General Fund
- Local Improvement District

For assistance with RTD annexation, the County could apply for FTA small starts or the Colorado Rural Transit funding program.

Figure 2: Level 1 Project-Generated Traffic Assignment




Drexel, Barrell & Co.
 1800 38th Street
 3 S 7th Street
 1350 17th Street, Suite 210
 123 N 7th Street
 6513 W 4th Street
 2955 Village Drive, Suite 14

Boulder, CO 80301
 Colorado Springs, CO 80905
 Denver, CO 80202
 Grand Junction, CO 81501
 Greeley, CO 80634
 Steamboat Springs, CO 80488



LEGEND :

XX% = Percent of Inbound Trips
 (XX%) = Percent of Outbound Trips

Turning Movements:



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Utilities

In the Level I Development Plan, the design team looked at the amount of development that could be supported utilizing the existing WWTP at the high school, at its full build out of 96,000 gallons per day. In this alternative, the existing retail and commercial units would not connect to the WWTP and would continue utilizing their existing ISDS treatment units.

As mentioned in the Key Findings portion of this report, the Arber Wastewater Utility Report estimated that the upgrades to the existing WWTP would cost approximately \$1.5 million.

Although a new WWTP would not be required in this scenario, either a new off-site diversion structure and storage tank, or a connection to a municipal source would be required for water service. We estimate the water storage required for this alternative at 165,938 gallons. A standard storage tank of 200,000 gallons was utilized for cost estimating. The following table summarizes the projected infrastructure costs for the Level I Development Plan scenario.

Utilities Cost Estimate - Level I Development Plan (Table 7)

Level I Development Plan		
	Off-site Diversion Structures	Municipal Source
Water System	\$ 1,126,600	\$ 4,600,000
Wastewater System	\$ 1,500,000	\$ 1,500,000
Engineering	\$ 157,596	\$ 366,000
Construction Administration	\$ 105,064	\$ 244,000
Total Estimate	\$ 2,889,260	\$ 6,710,000

An estimate for the tap fees required for water and sewer that would finance the Level I development (assuming 248 taps) is approximately \$5,000 per tap for off-site diversion structures or \$19,000 per tap for the municipal source, and \$6,000 per tap for wastewater.

In conclusion, the Level I Development Plan water source could possibly be off-site diversion structures or municipal source, although the water tap cost for this amount of development would limit the potential for municipal source water. An approximately 200,000 gallon water storage tank is required for this scenario, and this amount of development allows the existing high school wastewater treatment plant to be built out to maximum capacity.

Land Use Planning

The Level I Development Plan includes the amount of development that can be supported with the build-out of the existing high school wastewater treatment plant. Minimal transportation infrastructure improvements are required with this level of development, and the land use pattern follows the hierarchy plan of Activity Center, Transition and Edge. The design guidelines should be integrated into development plans proposed within the Floyd Hill study area.

Zoning

For the Level I Development Alternative, the study area should fall under an Overlay Zone District or another flexible planning mechanism. If an Overlay District or another method is not utilized, then areas zoned MR-1 should be rezoned by private land owners pursuing development to Planned Development (PD) within the Activity Center.

Land Use

The land uses in the Activity Center of Level I Development should include higher density residential such as medium scale townhomes and live-work units. Retail, restaurants and offices are also recommended for the Activity Center area. In the transition area, townhomes or clustered lot and patio style single family detached are recommended. Smaller public institutions, office and light industrial, small stores and parks and recreation are also recommended in the transition area. In the edge area, single family detached homes, public institutions, and open spaces are recommended. All land uses should be integrated and connected in a well planned, compact development style.

Density

Density will be higher in the Activity Center area to create compact development patterns and increased walkability and convenience. Intensity of development should lessen in the transition zone to the edge zone to integrate with the existing characteristics of Floyd Hill. Good pedestrian and bicycle connectivity should be provided to the transition and edge area.

Design

Future development applications within the Activity Center, transition and edge zones are recommended to follow the design guidelines included in this master plan.

In conclusion, the Level I Development Plan begins to create the sense of place and “gateway” at the Activity Center of the Floyd Hill area. The combination of transportation (park-n-Ride) and additional development begin to generate activity in the area.

V. Design Guidelines

A. Desired Land Use Mix

The following land use chart describes uses appropriate to each zone within the Activity Center, transition and edge map hierarchy. This list should be considered conceptual rather than exhaustive, and additional uses may be appropriate for the Activity Center, transition, and edge zones that are not included in this matrix. The recommended land uses should meet design guidelines included with the master plan. Any proposed development at Floyd Hill should be implemented with other relevant County planning documents.

R=Recommended Use, S=Special Use, N= Not Recommended

Desired Land Use Mix (Table 8)

Use	Activity Center	Transition	Edge
Residential Uses			
Single Family Detached (SFD) - Large Lot	N	N	N
SFD - Cluster Lot	N	N	R
SFD - Patio Home (lot size varies)	N	N	R
Single Family Attached (SFA) - Townhome / Duplex	R	R	S
SFA - Condo	R	R	S
Age-Targeted	S	R	R
Student Housing	R	R	S
Live/Work Buildings	R	S	N
Accommodations Uses			
Bed & Breakfast Accommodations	R	R	S
Hotel / Motel	R	R	N
Commercial / Retail Uses			
Convenience Retail	R	S	N
Theater	R	S	N
Hardware Store	R	R	N
Garden Supply	R	R	S
Florist	R	R	S
Winery	S	R	S
Art Gallery	R	R	S
Mail Order Shop	R	R	N
Barber Shop	R	R	N
Coffee Shop	R	R	N
Household Furnishings	R	R	N
Outdoor Sports Rental / Sales	R	R	N
Tire Store	S	S	N
Mid Size Retail < 25,000 SF	R	S	N
Large Retail > 25,000 SF	R	R	N

Public Institutions			
Schools	S	R	R
Religious Assemblies	N	R	R
Museums	R	R	S
Welcome / Visitors Center	R	R	N
Police Substation	R	S	N
Government Facilities	R	R	N
Office, Medical and Financial Uses			
Banks	R	R	S
Real Estate Offices	R	R	S
Insurance Offices	R	R	S
Computer Services	R	R	S
Accounting Office	R	R	S
Laboratory	S	R	S
Massage Therapy	R	R	S
Corporate Training / Conference Center	R	R	S
Corporate Office	R	R	S
Hospital	N	N	N
Medical Office	R	R	S
Design Office	R	R	S
Parks, Recreation, and Open Space Uses			
Parks	S	R	R
Equestrian Uses / Stables	S	R	R
Recreation Center	R	R	R
Vehicle Oriented Uses			
Gas Station	S	N	N
Auto Mechanic	N	S	N
Drive-Thrus	S	S	N
Storage and Light Industrial Uses			
Light Industrial	N	R	S
Industrial	N	N	N
Warehouse / Distribution	S	S	S
Wholesale	S	R	N
Outdoor Storage	N	N	N
Office / Flex	S	R	R
Greenhouse	N	S	S

This master plan does not provide a site or lot specific location for recommended land uses, rather designates land use locations by position in the Activity Center, Transition, or Edge zones. In addition, the master plan provides design guidelines that provide standards for building and land use integration into the site, environment, compatibility with the existing development. These land uses are provided to be used as guides for the County in making recommendations on development proposals, and do not change the allowed uses in the existing zoning of property. Should the County want to adopt these restrictions officially, they would need to amend their Zoning Ordinance and/or create an Overlay Zoning District, which is described further in the Action Plan.

During the public meeting process, community representatives provided the consultant team with land uses that were undesirable for the subject area; in addition many uses that were considered desirable were also provided and are included in the list above. The following includes some uses that are undesirable to the adjacent community.

Community Undesirable Uses

- Bar/liquor store
- Campgrounds
- Casinos
- Car Wash
- Car / Motorcycle retail and service
- Correctional facility
- Heavy Equipment Rental
- Golf Course
- High-rise apartments
- Large Scale Nursery with Growing Operations
- Electric Power Plant
- Quarry
- Roadside Rest
- Trailer Park
- Truck Stop

B. Design Guidelines

Regardless of the level of development or variety of land uses, there are certain guidelines that should be incorporated and implemented that will assure the community and the County that projects of high quality, compatible character, and sustainable design will be developed. The following design guidelines should be used to guide the aesthetics and design principles of future development at Floyd Hill. The guidelines incorporate site design principles that were established early on in the master planning process through visioning and public input. By following and implementing these guidelines; Floyd Hill's future can include development which meets the needs and desires of many stakeholders.

These guidelines are not regulatory – they are recommendations for the County to follow in the approval of future, proposed development applications. They are standards by which the performance of proposed development projects can be measured and together serve as a tool that should be utilized by the County in the review of future development proposals. These guidelines can be used in combination with applicable, existing design criteria required by the County's Subdivision Regulations. Despite their importance, there must be allowances for interpretation and acknowledgement that certain situations will call for specific relief from the guidelines. On the other hand, landowners and developers should understand that these design guidelines are expected to be followed, and are consistent with the community values and County goals established in the master planning process. These are a part of the master plan, and in certifying the master plan these guidelines also should be certified.

The guidelines are divided into two distinct categories, design of the site and design of structures.

Part I: Site Design Guidelines (Table 9)

Guideline
<p>A.. Condense Development Areas Community centers that consolidate development into specific areas that are more intensely developed promote less land consumption; efficient connectivity; more compact building and impervious surface coverage; opportunity for consolidated open space; and efficiency in utility design and construction.</p>
<p><i>Implementation Strategies:</i></p>
<p>1. Create clustered development areas with open space and landscape buffers that provide trail and wildlife linkages and wildlife friendly design.</p>
<p>2. Transition the intensity of development from the Activity Center (most intense) to the edge, to create compatibility with existing adjacent uses</p>
<p>3. Provide complementary uses within condensed development areas that promote users to take one trip to complete multiple tasks</p>

B. Vehicular Circulation

A clear, well connected vehicular circulation network can reduce traffic congestion, promote ease of travel, and provide safe access for residents in every-day and emergency situations.

Implementation Strategies:

1. Avoid dead end streets and cul-de-sacs. If necessary, provide turnaround areas adequate for local emergency vehicles.

2. Locate buildings near circulation routes to reduce new road construction

3. Design roadways with the topography to minimize grading and road cuts.

4. Coordinate circulation routes between adjacent properties to provide a more connected network.

5. Design circulation with winter road maintenance and snow storage in mind.

6. Locate large parking areas off-street to reduce traffic conflicts.

C. Non-Vehicular Circulation

Circulation for pedestrians and bicyclists should be integrated with the vehicular circulation and site design. Non-vehicular circulation routes can provide access from developed areas to open space, recreation and park destinations. Encourage porous paving and the use of natural materials. Such design principles are well suited to the Floyd Hill mountain setting and they maintain the natural hydrologic cycle and emulate the area's pre-development hydrology.

Implementation Strategies:

1. Provide an off-street trail for pedestrians and bicycles

2. Create and connect trails between buildings, developed sites, and open space areas

3. Provide bicycle parking at developed areas

4. Enhance the non-vehicular circulation network with the integration of recreation and community gathering spaces

D. Energy

Development projects should consider alternative energy sources in lieu of continued usage of non-renewable energy resources. Through proper site design techniques, such as solar orientation, development can minimize energy consumption.

Implementation Strategies:

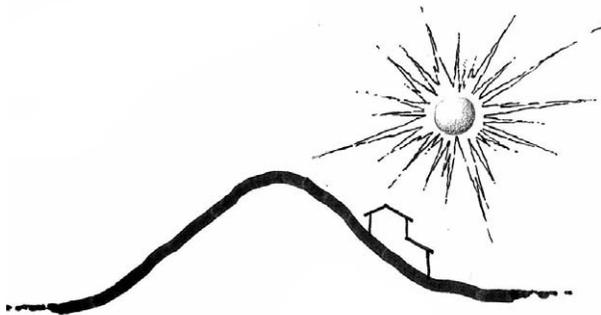
1. Locate buildings within development areas to maximize solar orientation
2. Create wind buffers for buildings by means of landscaping or berming
3. Utilize wind, geo-thermal and solar energy sources
4. Locate buildings within development areas to protect the solar aspect of existing buildings.

E. Fencing & Screening

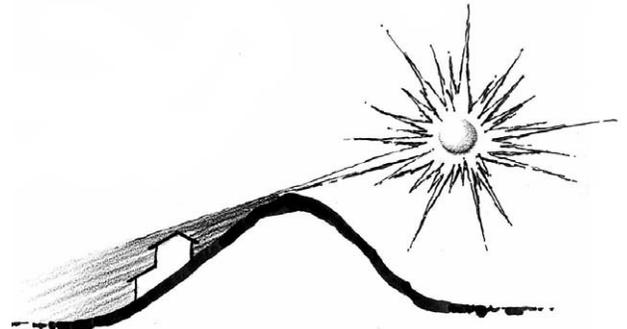
While fencing and screening can provide important functions within developments, if not done properly, they can visually break up a site and detract from the natural beauty of the landscape. Currently at Floyd Hill minimal fencing is located within the study area.

Implementation Strategies:

1. Avoid use of fencing
2. Utilize creative alternatives to fencing, including landscape hedges
3. Discourage fencing that interrupts open space linkages between developed areas. If fencing is absolutely necessary it must be wildlife friendly
4. Avoid gated developments
5. Discourage solid perimeter fencing
6. Use fencing materials that compliment building architecture and materials
7. Utilize natural materials for fencing, should it be required.



Solar “do”



Solar “don’t”

F. Entrances

Entrances establish community and development project identity. Attractive vehicular and non-vehicular entry ways enhance the arrival experience and can contribute to the architectural and visual quality of an area.

Implementation Strategies:

1. Develop entrance signage and landscape that is compatible with architecture and site characteristics
2. Use architectural features to highlight building entrances
3. Locate parking areas behind buildings to showcase front elevations and their entrances.

G. Parking

Parking areas are a necessary component of development projects, and should be landscaped and integrated into the site design. Parking lots should be minimized where possible and located behind buildings. Uses should be integrated into development projects that can share parking areas.

Implementation Strategies:

1. Screen parking areas from residential areas and roadways through landscape and berming
2. Break up large parking areas into several smaller lots with berming, landscape, bio-swales, etc.
3. Locate parking lots to minimize glare from lighting and headlights entering and exiting the lot
4. Provide “stacked” or structured parking that fits into the topography where economically feasible
5. Include native shade trees in larger expanses of parking to reduce the heat island effect and provide shading
6. Encourage shared parking where practical, to acknowledge that parking demand can vary with use and time of day.
7. Utilize paving surfaces that allow water percolation, such as porous concrete and paving systems

H. Public Facilities, Services, & Utilities

Currently, there are existing overhead powerlines in the Floyd Hill area which are visually disruptive to the natural scenery of the community. For additional utility and public facilities that may be needed for future development, siting techniques should be utilized that reduce the negative visual impacts.

Implementation Strategies:

1. Locate utility poles, towers, boxes, pump stations, etc. in locations that are screened from view
2. Locate new utilities underground

3. Screen utilities with landscaping, berming, etc.
4. Consolidate utility service areas
5. Create secondary uses for existing and future utility easements
6. Minimize height of towers and use for multiple purposes
7. Utilize phasing techniques to ensure that public services, infrastructure, and amenities are maintained and built at an appropriate level to mitigate impacts such as traffic.
<p>I. Light Pollution</p> <p>To protect the night sky from artificial nighttime lighting, guidelines should be put in place that protect dark skies, reduce unnecessary energy costs and carbon dioxide emissions.</p> <p><i>Implementation Strategies:</i></p>
1. Reduce light trespass
2. Lighting within a development project should not extend past project boundaries
3. Utilize lighting fixtures that are building mounted
4. Use fully shielded fixtures that cast light downward
5. Require photometric plans to be reviewed with commercial, mixed use and multi-family site plans.
<p>J. Vistas, View Corridors, and Scenic Areas</p> <p>Views into Clear Creek County from major roadways, such as I-70, can be used to establish the visual identity of the county and leave a positive impression on visitors. The quality of views, vistas, and scenic areas are very important to preserve and enhance where feasible. The natural landscape of the County can be preserved and balanced with development through appropriate site planning techniques.</p> <p><i>Implementation Strategies:</i></p>
1. Preserve open space corridors along major roadways
2. Provide undulating landscaping, berming and open space areas instead of a “straight line” of open space along roadways
3. Avoid use of visually obtrusive fencing and walls along roadways

4. Condense development areas to allow additional open space corridors to be integrated into the development
5. Locate parking and utility facilities out of the public view
6. Utilize a natural, diverse landscape palette that complements existing development and the natural landscape
<p>K. Wildlife & Vegetation</p> <p>There is high wildlife activity potential in the Floyd Hill study area, and new development should respect and protect the relationship between the built environment, open space and wildlife corridors.</p> <p><i>Implementation Strategies:</i></p>
1. Provide an interconnected open space system that allows for wildlife movement. Open space connectivity should be analyzed from a cumulative perspective, rather than on a project-by-project basis to ensure wildlife movement is able to occur. Provide contextual mapping to display this connectivity, open space linkages, and habitat locations
2. Design roadways and landscaping that does not block visual corridors and allows motorists visibility into the open spaces where wildlife may be located
3. Protect potential wildlife habitat such as existing wetlands, streams, and forested areas
4. Utilize native landscape materials that do not attract wildlife into developed areas
5. Utilize conservation development design (clusters and compact development techniques) to increase open space areas and consolidate development density
6. With any major transportation and I-70 highway improvements in the area, work with CDOT and developers to include designated wildlife crossing overpasses
7. Promote the use of dedicated conservation easements



L. Stormwater Management, Drainage and Runoff

Stormwater management should occur in an aesthetic and environmentally responsible manner. Development plans should adapt to the natural topographic constraints of the site, maintain site hydrologic functions, and create aesthetically pleasing stormwater management controls, such as detention ponds and bio-swales. Low Impact Development (LID) strategies should be incorporated into development plans in combination with the County's Best Management Practices (BMP).

LID is a design approach that utilizes decentralized small-scale source control structural and/or non-structural stormwater practices to meet certain technical requirements of federal, state and local government stormwater management regulations, and provides natural resource protection and restoration goals. The goal of LID is to replicate and maintain the pre-development hydrologic regime through the use of design techniques to create a functionally equivalent hydrologic site design.

Implementation Strategies:

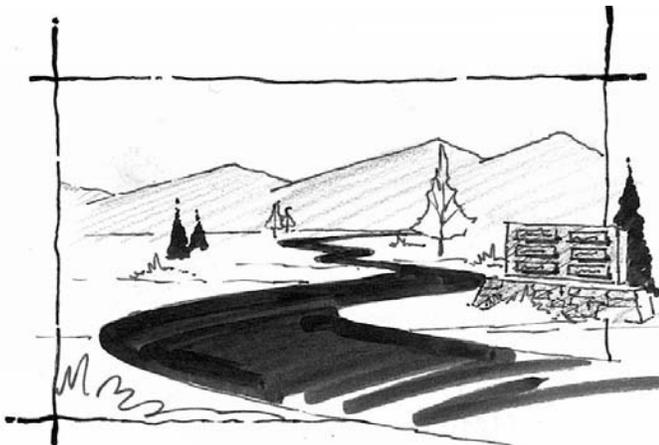
1. Identify, on all development plans, sensitive drainage areas that affect hydrology, including streams and buffers, floodplains, wetlands, swales, slopes, and high permeability soils
2. Exclude the hydrology framework (drainages, wetlands, water bodies, etc.) from the defined development envelope
3. Hydrologic areas should be protected from development and construction impacts
4. Utilize natural storm drain facilities such as porous soils, gravel, and grass lined swales to reduce impact to the natural hydrologic system of the site, remove pollutants, reduce sediment and nutrient loads into the groundwater
5. Utilize filter strips along the edges of paving areas to accept sheet flowing water to slow runoff and allow suspended solids to settle
6. Locate runoff interceptors outside the grading limits to slow runoff and capture debris
7. Utilize open, vegetated swales to help slow the speed of runoff flow and capture debris and sediment
8. Re-vegetate and mulch to reduce erosion
9. Address stormwater management at a micro-level, incorporating smaller catchment areas instead of one large area, to provide opportunities to increase the time of concentration and thus reduce peak discharges.
10. Decrease retention / detention pond sizes throughout the community and eliminate the need for concrete sediment catch basins and channels
11. Provide a more natural look to retention / detention ponds by means varied side slopes and benches for landscaping

O. Signage

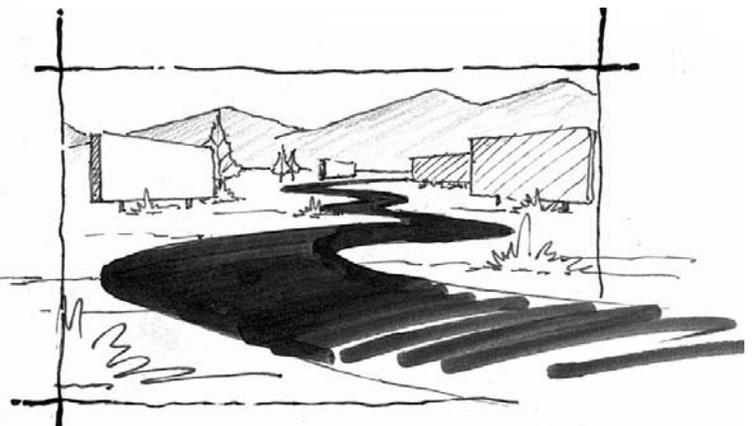
Although it is important for retail, commercial, and office users to have signage and identification for their businesses, signage should be designed to complement and fit in with the surrounding area and should be consolidated if possible. As the County's gateway, signage standards are extremely important in the Floyd Hill image.

Implementation Strategies:

1. Promote the use of monument signs with multiple project tenant identifications and consolidate project signage where feasible.
2. Limit the number and size of signs allowed along roadways to reduce visual clutter
3. Utilize complementary and natural materials in signage
4. Encourage the removal of billboards in the study area
5. Pole mounted signs are highly discouraged in the study area.



Signage "do"



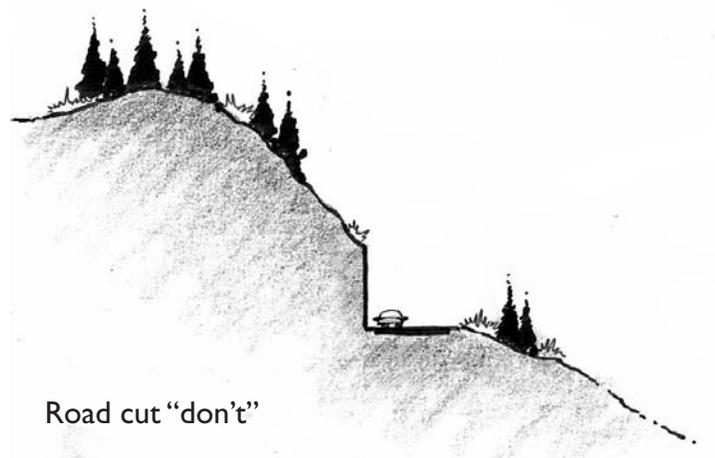
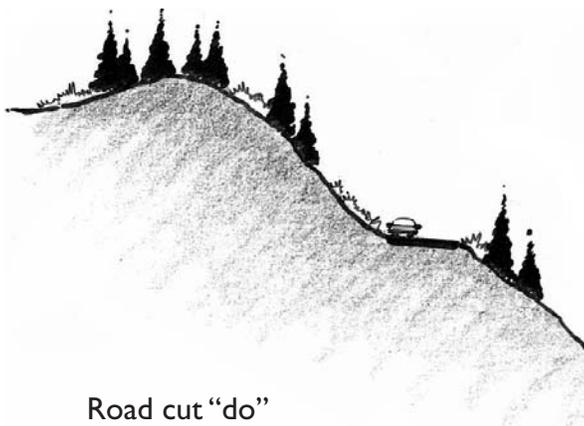
Signage "don't"

M. Grading & Erosion Control

Grading and erosion control are critical when considering impacts to the hydrologic system of a site. Inappropriate grading and erosion can cause a variety of issues including alteration of drainage patterns, loss of vegetation and top soil, stream sedimentation, flood hazards, and visual degradation. Steep slopes and grading can create erosive areas that should be mitigated at the source rather than the perimeter.

Implementation Strategies:

1. Avoid site disturbance by limiting the amount of area that is impacted by development and construction
2. Design site improvements with the natural topography of the site
3. Minimize over-lot grading
4. Minimize cut and fill areas
5. Limit slope length and gradient
6. Utilize erosion control strategies such as re-vegetation and hydro-mulching

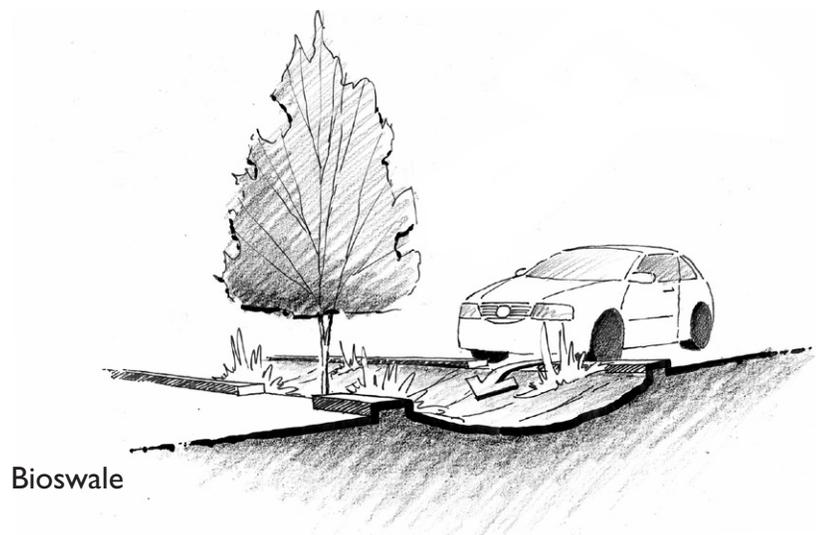


N. Impervious Surface Reduction

Water quality and stormwater management are incredibly important to Floyd Hill stakeholders and the future water supply in the area. Through the reduction of paved areas, building coverage, and utilization of alternative hardscape surfaces the amount of impervious surface can be reduced. Pervious paving also has the ability to reduce heat generation and the heat island effect.

Implementation Strategies:

1. Disconnect impervious areas by means of landscape areas, bio-swales, and open space between paved and building surface areas
2. Utilize alternative paving surfaces to allow percolation or infiltration of stormwater to encourage natural filtration and pollutant removal



Part II: Architectural Design Guidelines (Table 10)

<p>A. Diversify Housing Options, Sizes and Styles Diversity in housing size and styles provides visual interest for residents and visitors alike. It also provides options for people with a variety of incomes and lifestyles, including retirees, empty nesters, young families, and single people. A variety of housing types contributes to a more interesting streetscape and can increase home value through diversity in the marketplace. By providing both attached and detached high quality housing in the Floyd Hill area, options for lifestyles and diverse needs are created. A variety of housing types and styles along the street frontage avoids the appearance of “cookie cutter” housing subdivisions, and achieves a more aesthetically pleasing streetscape.</p> <p><i>Implementation Strategies:</i></p>
<p>1. Encourage multiple styles of architecture that will be mixed in throughout the subject area</p>
<p>2. Ensure diversity on every block through inclusion of unique architectural styles</p>
<p>3. Provide, in residential development, two different models for each style of architecture</p>
<p>4. Encourage multiple roof forms for residential units</p>
<p>5. Encourage multiple, compatible colors and high quality materials for residential units to provide visual interest</p>
<p>6. Provide diversity of home sizes and a mixture of residential styles within the same area</p>
<p>7. Locate the highest density residential uses within the Activity Center and/or nearest potential transit connections</p>
<p>B. Form and Massing The mass and form of structures influences the pedestrian scale of a development. The mass of a building should be proportionate size to the specific lot and site, as well as appropriate for its use and relationship to users and the streetscape. Building design should consider how the mass and scale will be viewed from the street and used by the visitors. Building design should also consider how the adjacent uses, including natural landforms and vegetation, will be integrated into the structure.</p> <p><i>Implementation Strategies:</i></p>
<p>1. Disallow structures that dominate the lot or fail to fit in with the landform and streetscape.</p>
<p>2. Proportion buildings to their natural surrounding or lot</p>
<p>3. Provide a sense of coordination and connection by providing transition between adjacent buildings</p>

C. Accessory & Service Buildings, Trash Containers, Mechanical & Electrical Equipment
 Accessory and Service Buildings are often not considered in the development of a project, but are important to the overall visual quality of an area. Techniques for locating and screening these uses should be incorporated at the beginning of a development project.

Implementation Strategies:

1. Locate service and utility areas either behind buildings or underground, or in areas that are out of view
2. Design services and / or utilities as a part of the building as a means of reducing visual clutter.
3. Provide wildlife-proof trash receptacles
4. Provide screening, such as landscape buffers or fencing, for all service or utility areas

D. Details

The details of a project can be the most memorable components. Details can be seen in architectural details or site furnishing details that will enhance the pedestrian and visitor experience.

Implementation Strategies:

1. Provide site furnishings, such as benches, bike racks, trash receptacles, and public art that can enhance the pedestrian experience
2. Provide shade structures or canopies for pedestrians
3. Use bold details or colors to accent a special part of a building or site furnishing
4. Utilize building materials that are compatible with the surroundings but also are easily maintained and can withstand the variances in weather at Floyd Hill

E. Façade and Setback

Creating diversity in facades contributes to the pedestrian scale through doors, awnings, entrances, and windows. The elements of a façade can enhance commercial or retail visibility, or provide privacy for residential buildings. The distance from the street, or setbacks, in a building allow visual architectural interest. Balconies, awnings, courtyards or a variation in setback on a block contribute to the pedestrian experience on a main street or Activity Center.

Implementation Strategies:

1. Create varied setbacks along the streets or along the second floor of the building
2. Allow for connectivity between buildings and the natural landscape
3. Create diverse and interesting streets that work organically with the natural landscape

F. Materials and Finishes

Creating visual interest through different materials is a significant part of any building. It is crucial to incorporate historic and local materials to all buildings in the subject area so that it complements the natural landscape and geography of the area. It is also important to realize the significance of roofscapes. Since the subject area is in the mountains, it is imperative that the rain and snow are considered in all roof design. Creating vibrant places is also another feature that materials and finishes can create.

Implementation Strategies:

1. Use unified materials to create an interesting building presence
2. Coordinate adjacent buildings and projects to encourage for clear transition and consistency
3. Use an array of materials and finishes within a similar palette.
4. Define architectural significance through materials and finishes to create strength and a sense of permanence

G. Lighting

Lighting should be designed to provide safety and facilitate access while conserving energy and the dark sky. Lighting in the Activity Center area can be more intense than in the transition and edge areas, but all lighting should follow strategies for “dark sky” protection, such as #5 below.

Implementation Strategies:

1. Provide lighting in parking lots and public spaces, wayfinding signs and to aid in resident and visitor navigation.
2. Minimize glare and obtrusive light by limiting outdoor lighting that is misdirected, excessive or unnecessary. Eliminate light trespass.
3. Provide lighting that is complementary to building architecture.
4. Provide minimal lighting in residential areas to provide safety and security and assist in wayfinding.
5. Light fixtures* installed in the area should be full cutoff (shielded) and shall have a maximum lamp wattage of 250 watts for commercial lighting, 100 watts incandescent, and 26 watts compact fluorescent for residential lighting.

*Except those light fixtures required by building, electric, and sign codes and other exceptions per the Clear Creek County Land Use Division

H. Orientation to Sun and View Corridors

All structures, including balconies, decks and patios, should be designed to consider the location of the sun at all times of the year. Because the subject area is located in a beautiful natural landscape, the orientation of the structure and surrounding area is crucial in creating views to the natural landscape.

Implementation Strategies:

1. Design structures to consider sun, wind and snow
2. Locate outdoor living space according to the sun placement at certain times of the year and day
3. Orient features to maximize the topography and geography of the natural landscape of the surrounding area
4. Orient structures to allow for privacy among adjacent buildings
5. Locate structures to view rock formations, meadows and other natural or man-made amenities

I. Scale

The subject area will allow for a pedestrian scale that allows both residents and visitors alike to feel comfortable. The scale needs to coincide with the natural landscape and needs of the community. The scale of new construction should not visually overwhelm people who will view the project area.

Implementation Strategies:

1. Design buildings to be pedestrian-friendly and promote connectivity
2. Relate structure scale to the natural landform, vegetation, and desires of the community
3. Consider slope when designing the scale of the structures in the project area

VI. Action Plan

The purpose of the Action Plan is to guide the County through step by step procedures to facilitate implementation of the Master Plan. However, as previously stated, throughout the project process it has been recognized that there will likely be unforeseen circumstances that influence the land uses at Floyd Hill. Therefore, this action plan is intended to provide the County the tools and data necessary to proactively plan for the future as well as respond to market demands, both existing and unforeseen. The design team has found that there are significant forces that will continue to affect Floyd Hill over time, and the completion of the master plan is not a stopping point in the planning process.

Below is a list of action items that are recommendations for the continued planning efforts at Floyd Hill. The recommendations associated with the action plan involve additional research and planning efforts that were not provided for within the FHMP scope of work. Yet, this information is highly impactful to the land uses and infrastructure of Floyd Hill.

A. Utility and Infrastructure Recommendations

- Conduct a further study to determine if adjacent districts can provide water to future development at Floyd Hill. Additionally, well water quality should be analyzed to determine if any treatment of groundwater would be needed.
- Investigate further the legal and zoning implications of utilizing City of Idaho Springs (or other municipalities) as a water source.
- Work with the School District and developers to determine the appropriate strategy for providing future wastewater treatment at Floyd Hill; either through the expansion of the existing facility (which has limited capacity for growth), or a new facility that can support all future development in the area.
- Implement stormwater infiltration and water quality regulations for all new development in the Floyd Hill study area to improve the stormwater infiltration system.
- The County should investigate the potential of providing water and sewer service to existing properties located outside the study area in the event of an expansion of water and sewer service to Floyd Hill, and create such procedures as needed to ensure that any proposed service be coordinated allowing for service to additional property owners within the study area.

B. Strategic Planning Recommendations

- Implement an Overlay Zoning District or other planning mechanism for the Floyd Hill area that follows the design guidelines for any future development applications.
- Maintain current County standards of preserving dedicated open space.
- Implement a forest management plan specific to Floyd Hill to address wildfire potential, including fuel reduction and defensible space regulations. See that the forest management recommendations in the Clear Creek County Community Wildfire Protection Plan be implemented.

- Pursue a detailed economic impact analysis, including an analysis to all taxing districts for each scenario (Baseline, Level 1, and Level 2) to be added as a supplement to the master plan.



Critical Success Factor

Create a living document that is “implementable.”

Provide an Action Plan that is comprehensive, phased, and identifies step-by-step actions for the County staff to implement the plan.

C. Transportation and Emergency Access Recommendations

Below is a compilation of some transportation recommendations based on the differing levels of development at Floyd Hill.

- Apply for a service annexation into RTD for the Floyd Hill area.
- Work with landowners and agencies to design and construct new egress and access roads.
- Maintain and enhance the existing emergency egress route at Pat Creek, south of the study area.
- Sign, maintain and enhance the secondary emergency vehicle egress route at Sawmill Court and provide an alternative route which meets or exceeds the quality of the existing route.
- Adopt a County standard for a maximum number of residential units that may be constructed off a single point of access.
- Work with CDOT to provide a westbound off-ramp at the mile marker #247 interchange.

VII. APPENDIX

- 1. Alternative Development Plan**
- 2. Study Area Parcel Data**
- 3. Document Review Matrix**
- 4. Utility Load Calculations**
- 5. Utility Cost Estimates**
- 6. Utility Cost Estimate Assumptions**
- 7. Clear Creek Water Bank**
- 8. Public Comments and Matrix**

I. Alternative Development Plan

The Alternative Development Plan includes the maximum demand for development that is included in the market study, which exceeds that of the approved development square footage. The entire build-out of the study area is included in the Alternative Development Plan to show how a master utility system could be designed and integrated at Floyd Hill.

Alternative Development Plan

Alternative Development Plan	Amount of Development (1)
Residential	350 units
Commercial (SF)	75,000
Office / Flex / Industrial (SF)	150,000
Hotel	120 Rooms

NOTES:

- (1) Amount of development does not cap development potential for the Floyd Hill Study Area
- (2) Baseline residential development range based on existing MR-I parcels minimum and maximum development potential
- (3) Square footage for potential development on C-I properties within the study area are not included due to variability in density
- (4) Amount of Level I Development based on capacity of existing wastewater treatment plant that can be accommodated in addition to the full build out of the existing high school.

Transportation

The Alternative Development Plan will allow higher levels of office, retail, and residential development than both the Baseline Condition and Level I Development. As such, the transportation requirements will be greater than both previous alternatives. This alternative employs good transportation design principles and plans for I-70 transit at Floyd Hill. This alternative requires that the Activity Center become more dense from Level I to accommodate the higher level of development as well as a transit station. The Activity Center, Transition, and Edge information for this alternative are presented in the Transit Ready Development (TRD) policy matrix and the Hierarchy Plan. The transportation requirements are also described below. Both street design and intersection frequency are the same in both Level I Development and Alternative Development Plans. This is so that development that takes place during Level I does not preclude a transition to the Alternative Development Plan at some time in the future.

Street Design

New streets designed for the Alternative Development Plan are the same as those in Level I. In the edge zone new roads should be two lane rural roads with paved shoulder. In the transition zone streets can be either two lane rural roads with paved shoulder or two lane mountain village streets with curb and gutter. In the Activity Center zone, new streets should be two lane mountain village streets that may or may not have on-street parking and curb and gutter.

Intersection Frequency

For the Alternative Development Plan, intersection frequency will also be the same as Level I. Intersection frequency should be highest in the Activity Center area. The edge zone will have less intersection frequency with street connections being made when possible at approximately 800 foot spacing. The transition zone should have moderate intersection spacing.

Transit Service

Transit service in the Alternative Development Plan will maintain the Call-n-Ride service expansion from the Baseline Development alternative as well as the timed bus connection to regional destinations within Clear Creek County from Level I. RTD bus service to Denver via Jefferson County will be maintained until I-70 transit is constructed and in service. At that time, RTD bus service to Denver can be discontinued. The timed bus connection will be rerouted to serve the I-70 transit station. If the transit station does not develop at Floyd Hill, the timed bus connection will bring people from Floyd Hill to the nearest I-70 transit station. As stated previously, any Call-n-Ride or timed RTD bus service will require that Floyd Hill be annexed into RTD's district boundary.

Bicycle Facilities

On-street bicycle lanes should be provided on any new roadways built with the Activity Center and transition areas. Additionally, off-street regional trails with grade separation should be provided throughout the edge zone. This will start to create a network of bike facilities that will support the use of bicycles as a viable mode of transportation during the late spring, summer, and early fall. If a transit station develops on Floyd Hill, it will be important to ensure that the transit station has good facilities for bike storage. A combination of bike racks and bike lockers will be appropriate.

Pedestrian Facilities

For the Alternative Development Plan, a pedestrian oriented gathering area should be created in the Activity Center zone. As in Level I, all streets built in the Activity Center and transition zones should have sidewalks on both sides of the street, where applicable. The off-street regional trail system described under bicycle facilities will also be used by pedestrians in the edge zone. All crossings in the Activity Center zone should be designated with pavers or high quality materials. If a transit station develops at Floyd Hill, the station will help define the Activity Center for Floyd Hill, and the pedestrian place will enhance the transit facility.

Parking

As in Level I, parking will be balanced by creating a neighborhood permit program for the edge zone residential developments. The transition zone will have well distributed parking lots that can be shared by compatible uses. In the Activity Center zone a well-placed parking lot may redevelop to a parking structure to be shared by new development as well as to accommodate increased parking demand if a transit station is located at Floyd Hill.

Roadway Improvements

Based on the projected traffic volumes plus the traffic volumes for the Alternative Development Plan, some improvements are recommended. Specifically, these improvements include a westbound off-ramp at the 247 interchange and an additional access road on the south side of I-70 between exits 247 and 248 to provide emergency access to exit 248 from Floyd Hill. The location and alignment of the access road will be determined with affected property owners to ensure the most efficient and appropriate location. New local roads, internal to the development, will also be required.

Traffic Conditions

Trip generation volumes were developed based on the land use scenarios for the Alternative Development Plan. These volumes were assigned to the two interchanges and intersection analyses were run. Please see the Traffic Figure, included following this section.

Year 2010 Total Traffic

For the Alternative Development Plan land use assumptions and no improvements to the existing interchanges, the Eastbound off-ramp at the Exit 247 Interchange is projected to maintain a Level of Service (LOS) B for both the AM and PM Peak Hours. The Westbound off-ramp at the Exit 248 interchange is projected to operate at LOS C in the AM Peak Hour and LOS F in the PM Peak Hour.

Year 2030 Total Traffic

For the Alternative Development Plan land use assumptions and no improvements to the interchanges, the Eastbound off-ramp at the Exit 247 Interchange is projected to be a Level of Service (LOS) C for both the AM and PM Peak Hours. The Westbound off-ramp at the Exit 248 interchange is projected to operate at LOS D in the AM Peak Hour and LOS F in the PM Peak Hour.

If a westbound off-ramp were constructed at the 247 Interchange, the LOS at the Exit 248 Interchange westbound off-ramp could be expected to improve as some traffic would be re-located to the new westbound off-ramp at Exit 247. In addition, if a traffic signal were installed at the Exit 248 westbound off-ramp intersection, the Level of Service would also be expected to be improved.

Transportation Cost Estimate - Alternative Development Plan

Alternative Development Plan	
Transportation Improvement	Estimated Cost
New local access road on the south side of I-70 and emergency access improvements west of Exit #247	\$1,650,000
Timed transit bus service and bus transfer (Requires a minimum half acre of land which is not included in this estimated cost).	\$1,000,000 - \$ 2,000,000
New westbound off-ramp at I-70 Exit #247	\$ 2, 475,000

Potential funding sources Alternative Development Plan transportation improvements include:

- CDOT Enhancements Funds
- Development Impact Fees
- Clear Creek County General Fund
- Local Improvement District
- Lodging Tax
- RTD/Rocky Mountain Rail Authority
- Silver Dollar Metropolitan District

For assistance with RTD annexation, the County could apply for FTA small starts or the Colorado Rural Transit funding program.

Utilities

For this development scenario, the cumulative peak wastewater flow is estimated at 171,600 gallons per day. The standard size treatment plant for this volume of flow is a 200,000 gallon plant, which is above the ultimate capacity of the High School WWTP, 96,000 gallons per day. Therefore, a new WWTP would be required for this scenario.

Additionally, we estimate the water storage required for this alternative at 337,176 gallons. A standard storage tank of 350,000 gallons was utilized for cost estimating. The following table summarizes the projected infrastructure costs for the Alternative Development Plan scenario.

Utilities Cost Estimate - Alternative Development Plan

Alternative Development Plan		
	Off-site Diversion Structures	Municipal Source
Water System	\$ 1,587,000	\$ 4,825,000
Wastewater System	\$ 2,400,000	\$ 2,400,000
Engineering	\$ 239,220	\$ 433,500
Construction Administration	\$ 159,480	\$ 289,000
Total Estimate	\$ 4,385,700	\$ 7,947,500

An estimate for the tap fees required for water and sewer that would finance this development (assuming 545 taps) is approximately \$3,000 per tap for off-site wells or \$9,000 per tap for the municipal source, and \$4,000 per tap for wastewater.

In conclusion, the Alternative Development Plan water source could possibly be off-site diversion structures or municipal source. The cost for water taps from a municipal source make this alternative water source feasible, although further study is needed to determine the legal requirements and ability for this water to be available. An approximately 350,000 gallon water storage tank is required. A new wastewater treatment plant would be required with this amount of development, and approximately 200,000 gallon wastewater treatment plant is required.

Land Use Planning

The Alternative Development Plan includes the maximum amount of development anticipated in the market study for Floyd Hill.

Zoning

For the Alternative Development Plan, the study area should fall under an Overlay Zone District or another flexible planning mechanism. If an Overlay District or another method is not utilized, then the areas currently zoned Mountain Residential (MR-1) should be rezoned by private land owners to Planned Development (PD) within the Activity Center and transition areas, and potentially some areas within the edge zone.

Land Use

The land uses in the Activity Center areas should include medium density residential such as town homes, condos, and live work units. Retail, hotels, museums or other civic buildings, restaurants and small office space are also recommended in the Alternative Development Plan Activity Center area.

In the transition area, town homes and single family attached homes, public institutions, convenience stores, financial institutions, office and light industrial, and parks and recreation are recommended. In the edge area, clustered or patio home style single family detached homes, public institutions and open space are recommended.

Density

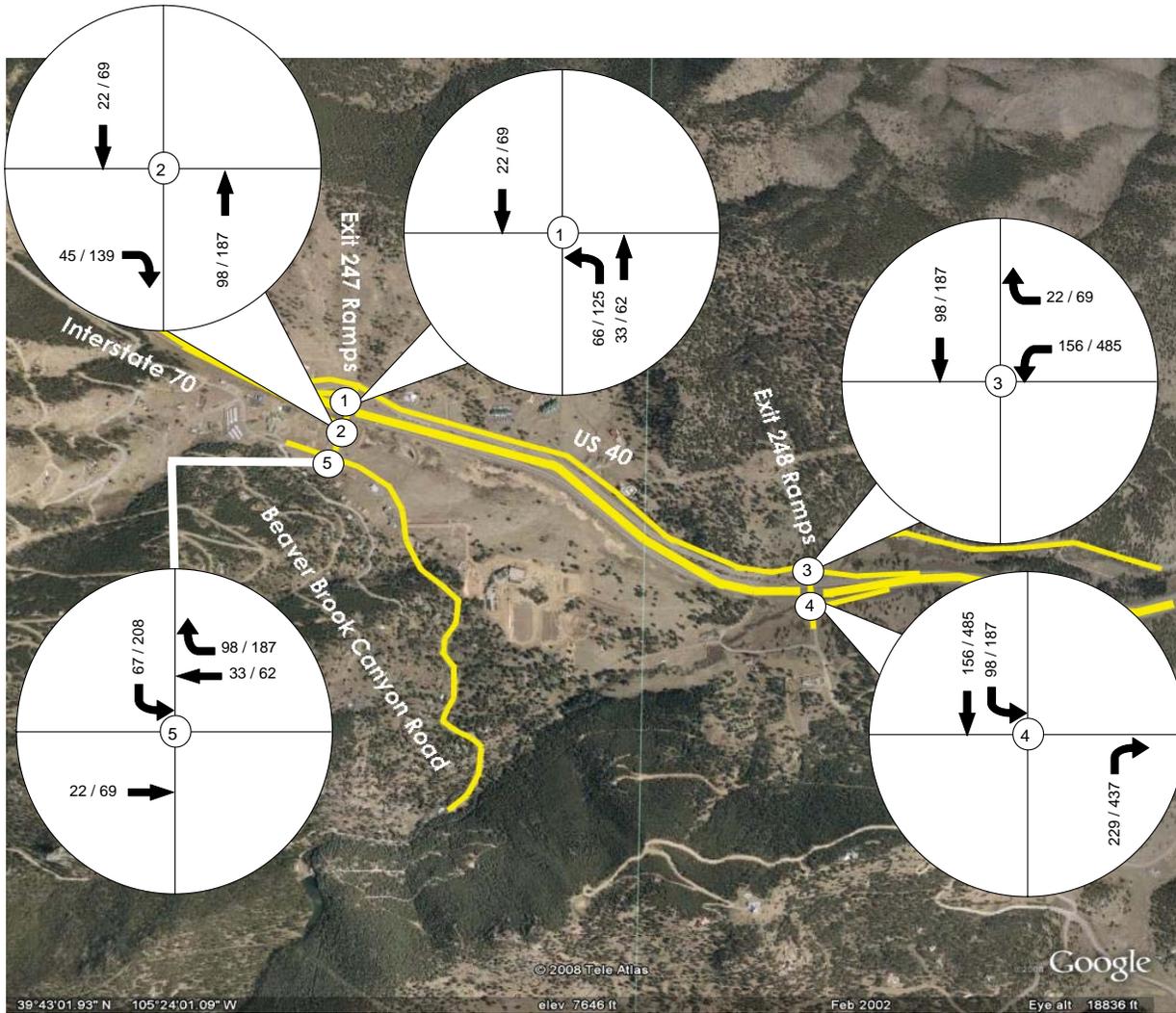
Density will be higher in the Activity Center area to create compact development patterns and increased walkability and convenience. Intensity of development should lessen in the transition zone to the edge zone to integrate with the existing characteristics of Floyd Hill. Good pedestrian and bicycle connectivity should be provided to the transition and edge area.

Design

Future development applications within the Activity Center, transition and edge zones are recommended to follow the design guidelines included in this master plan.

In conclusion, the Alternative Development Plan establishes the critical mass and sense of place at the County's "gateway" at the Activity Center of the Floyd Hill area. Critical mass is important, both in terms of generating activity, and extending and providing utilities. The combination of transportation (park-n-ride) and additional development begin to generate activity in the area, with potential to extend additional transit opportunities.

Figure 3: Level 2 Project-Generated Traffic Assignment



Drexel, Barrell & Co.

1800 38th Street
 3 S 7th Street
 1350 17th Street, Suite 210
 123 N 7th Street
 6513 W 4th Street
 2955 Village Drive, Suite 14

Boulder, CO 80301
 Colorado Springs, CO 80905
 Denver, CO 80202
 Grand Junction, CO 81501
 Greeley, CO 80634
 Steamboat Springs, CO 80488



LEGEND :

XX% = Percent of Inbound Trips
 (XX%) = Percent of Outbound Trips

Turning Movements:



Transit Ready Policies

Policies for development with a transit center

STREET DESIGN	INTERSECTION FREQUENCY	TRANSIT SERVICE	BICYCLE FACILITIES	PEDESTRIAN FACILITIES	PARKING SUPPLIES
					
<p><i>Edge (1/2 mile from station)</i> Two lane rural roads</p> <p><i>Transition (1/4 mile)</i> Two lane rural roads Two lane mountain village streets</p> <p><i>Activity Center (1/8 mile)</i> Two lane mountain village streets with parking</p>	<p><i>Edge (1/2 mile from station)</i> > 800' spacing</p> <p><i>Transition (1/4 mile)</i> < 800' spacing</p> <p><i>Activity Center (1/8 mile)</i> < 800' spacing</p>	<p><i>Entire Area</i> I-70 transit</p> <p>Timed bus connection to regional destinations within Clear Creek County from I-70 transit</p> <p>Call and Ride service to I-70 transit for Floyd Hill residents</p>	<p><i>Edge (1/2 mile from station)</i> Off street regional paved trails with grade separation</p> <p><i>Transition (1/4 mile)</i> On street bicycle lanes</p> <p><i>Activity Center (1/8 mile)</i> On street bicycle lanes Shared roadways with "sharrows"</p>	<p><i>Edge (1/2 mile from station)</i> Off street regional paved trails with grade separation</p> <p><i>Transition (1/4 mile)</i> Sidewalks with special pavement delineated crosswalks</p> <p><i>Activity Center (1/8 mile)</i> Sidewalks with pavers or high quality material crosswalks. One major pedestrian plaza or "place"</p>	<p><i>Edge (1/2 mile from station)</i> Neighborhood parking permit program to manage parking</p> <p><i>Transition (1/4 mile)</i> Medium turnover on-street parking and several well distributed private and public surface lots with shared use</p> <p><i>Activity Center (1/8 mile)</i> High turnover on-street parking supply, vanpool parking, & one joint use parking structure</p>

Activity Center Features

- I-70 transit station
- Commuter parking
- Bus transfer station
- High quality pedestrian improvements

Land Uses

- Neighborhood commercial
- Mixed-use housing
- Civic uses

Vehicle Speeds

- Edge (1/2 mile)
35 MPH to 45 MPH
- Transition (1/4 mile)
25 MPH – 35 MPH
- Activity Center (1/8 mile)
15 MPH

Regulatory

- Formed based zoning
- Shared parking ordinances
- Special assessment districts

2. Study Area Parcel Data

Parcel Number*	Ownership	Zone District	Parcel Size	
15	Private	C-1	0.8	Acres
18	Private	C-1	1.2	Acres
22	Private	C-1	0.9	Acres
36	Private	C-1	0.7	Acres
45	Private	C-1	0.1	Acres
51	Private	C-1	0.9	Acres
52	Private	C-1	1.6	Acres
53	Private	C-1	2.2	Acres
61	Private	C-1	0.6	Acres
62	Private	C-1	0.2	Acres
64	Private	C-1	0.7	Acres
65	Private	C-1	1.3	Acres
67	Private	C-1	19.6	Acres
68	Private	C-1	1.4	Acres
71	Private	C-1	0.9	Acres
73	Private	C-1	1.4	Acres
76	Private	C-1	0.9	Acres
77	Private	C-1	0.9	Acres
79	Private	C-1	0.0	Acres
80	Private	C-1	1.0	Acres
81	Private	C-1	0.8	Acres
TOTAL		C-1	38.2	

Parcel Number*	Ownership	Zone District	Parcel Size	
1	Private	MR-I	106.0	Acres
2	Private	MR-I	1.2	Acres
3	Private	MR-I	32.5	Acres
4	Private	MR-I	35.9	Acres
5	Private	MR-I	83.7	Acres
6	Private	MR-I	35.4	Acres
7	Private	MR-I	31.2	Acres
8	Private	MR-I	1.9	Acres
10	Private	MR-I	2.1	Acres
11	Private	MR-I	2.6	Acres
12	Private	MR-I	2.2	Acres
13	Private	MR-I	1.0	Acres
14	Private	MR-I	1.5	Acres
17	Private	MR-I	0.9	Acres
19	Private	MR-I	2.7	Acres
20	Private	MR-I	1.3	Acres
21	Private	MR-I	12.0	Acres
Parcel Number*	Ownership	Zone District	Parcel Size	
25	Private	MR-I	8.0	Acres
28	Private	MR-I	1.0	Acres
35	Private	MR-I	0.9	Acres
46	Private	MR-I	0.1	Acres
47	Private	MR-I	0.7	Acres
49	Private	MR-I	0.1	Acres
54	Private	MR-I	2.0	Acres
69	Private	MR-I	2.0	Acres
70	Private	MR-I	1.7	Acres
72	Private	MR-I	42.3	Acres
74	Private	MR-I	0.1	Acres
75	Private	MR-I	0.1	Acres
82	Clear Creek School District	MR-I	1.2	Acres
83	Private	MR-I	0.6	Acres
85	Private	MR-I	0.8	Acres
86	Private	MR-I	1.1	Acres
87	Private	MR-I	0.8	Acres
88	Private	MR-I	1.1	Acres
89	Private	MR-I	0.9	Acres
90	Private	MR-I	1.1	Acres
91	Clear Creek School District	MR-I	7.9	Acres
92	Private	MR-I	0.7	Acres
93	Clear Creek School District	MR-I	24.6	Acres
94	Private	MR-I	3.7	Acres
95	Private	MR-I	6.7	Acres
TOTAL		MR-I	464.3	

Parcel Number*	Ownership	Zone District	Parcel Size	
16	Private	PD	9.0	Acres
24	Private	PD	0.2	Acres
26	Private	PD	0.2	Acres
27	Private	PD	0.2	Acres
29	Private	PD	0.2	Acres
30	Private	PD	0.1	Acres
31	Private	PD	0.1	Acres
32	Private	PD	4.0	Acres
33	Private	PD	0.9	Acres
37	Private	PD	2.6	Acres
38	Private	PD	0.1	Acres
39	Private	PD	0.1	Acres
Parcel Number*	Ownership	Zone District	Parcel Size	
40	Private	PD	0.2	Acres
41	Private	PD	0.2	Acres
42	Private	PD	0.2	Acres
43	Private	PD	0.2	Acres
44	Private	PD	0.8	Acres
55	Private	PD	0.1	Acres
56	Private	PD	0.1	Acres
57	Private	PD	0.2	Acres
58	Private	PD	0.2	Acres
59	Private	PD	0.2	Acres
60	Private	PD	0.2	Acres
63	Private	PD	2.5	Acres
66	Clear Creek Fire Authority	PD	1.4	Acres
78	Private	PD	2.3	Acres
84	Clear Creek Metro Recreation District	PD	1.2	Acres
TOTAL		PD	27.7	Acres
9	Clear Creek County	ROW	3.1	Acres
23	CDOT	I-70 ROW	1.6	Acres
34	Clear Creek County	ROW	0.3	Acres
48	CDOT	I-70 ROW	30.4	Acres
50	CDOT	I-70 ROW	4.7	Acres
TOTAL		ROW	40.1	Acres

2. Document Review Matrix

		1. I-70 Programmatic Environmental Impact Study (2008)	2. Clear Creek County Master Plan 2030 (2004)	3. Rocky Mountain Rail Authority	4. Floyd Hill, Saddleback, Beaverbrook Area Master Plan (1993)	5. The Evergreen Area Community Plan (2005)	6. Jefferson County Comprehensive Master Plan/ Countywide Transportation Plan (1998/2008)	7. Consensus Agreement- CDOT/FHWA/MOV (2008)	8. Jefferson County Open Space Master Plan (2005/2008)	9. City of Idaho Springs Draft 3 Mile Area Plan (2008)	10. City of Idaho Springs Comprehensive Plan (2008)	11. Gaming Area Access Environmental Impact Study (Anticipated 2008)	12. Comprehensive Plan: City of Black Hawk Colorado (2004)	13. Black Hawk Transportation Plan (2000)	14. Clear Creek County Open Space Plan (2005)	15. Gilpin County Master Plan (2008)	16. I-70 Coalition Statement (2005)	17. Clear Creek Greenway Plan (2005)	18. Clear Creek County Non-Motorized Routes (1990)	19. Clear Creek County Community Protection Plan (2008)	20. Clear Creek County Zoning Regulations	21. Clear Creek County Subdivision Regulations	22. Clear Creek County 1041 Regulations	23. The Right to be Rural	24. Arber Wastewater Utility Study (2007)
TRANSPORTATION	Automobile	✓			✓	✓	✓		✓		✓	✓			✓	✓	✓		✓			✓			
	Bicycle				✓	✓					✓	✓	✓				✓	✓				✓			
	Pedestrian				✓	✓											✓	✓				✓			
	Transit	✓		✓	✓	✓	✓				✓	✓			✓	✓				✓		✓			
	Emergency Service Vehicles	✓	✓		✓				✓	✓	✓	✓			✓				✓			✓	✓		
UTILITIES	Water	✓	✓	✓	✓	✓			✓	✓	✓			✓			✓		✓		✓	✓	✓	✓	
	Sanitary Sewer/ISDS		✓	✓	✓	✓				✓	✓			✓								✓	✓	✓	
	Dry Utilities (Electric, Gas, Phone, Cable, Internet)				✓	✓	✓					✓			✓				✓			✓	✓		
	Stormwater	✓				✓				✓	✓			✓								✓			
PLANNING	Zoning			✓	✓	✓			✓	✓	✓			✓				✓	✓		✓				
	Performance Standards									✓									✓	✓		✓			
	Land Use	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
	Density	✓		✓		✓	✓		✓	✓		✓			✓				✓	✓		✓			
	Design			✓		✓				✓	✓			✓			✓				✓				
PARKS & REC.	Parks & Open Space			✓		✓		✓	✓	✓	✓		✓	✓			✓	✓	✓		✓				
	Trails			✓		✓		✓	✓	✓	✓	✓	✓	✓			✓	✓			✓	✓	✓		

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3. Utility Load Estimate Calculations

FLOYD HILL MASTER PLAN
WATER DEMAND AND SEWER LOAD ESTIMATES
May 20, 2009

	Commercial			Wastewater Loads								Water Demand											
	Office (square foot)	Retail (square foot)	Hotel (rooms)	Housing Units	Housing Units Requiring Sewer/Water	Irrigated Landscaping (acres)	Office (gal/day)	Retail (gal/day)	Hotel (gal/day)	Residential ¹ (gal/day)	High School Ultimate Buildout Flow ⁸ (gal/day)	Total Wastewater Load (gal/day)	Peak Factor ⁷	Cumulative Peak Flow (gal/day)	Domestic Water Demand 125% of Wastewater Load ²	Landscaping ³ (gal/day)	Total Average Water Demand (gal/day)	Total Average Water Demand (gal/min)	Daily Demand Multiplier	Peak Water Demand (gal/day)	Water Storage Required, 120% of Daily Demand (Gal)	Total Average Water Demand (a.f./day)	Total Average Water Demand (a.f./year)
Existing Built Conditions	60,984	51,578	0	10	0	0	9,148	5,158	0	0	12,750	27,055	1.30	35,172	33,819	0	33,819	23	1.5	50,729	60,875	0.10	37.9
Baseline Conditions	0	10,000	0	392	382	0	0	1,000	0	91,680	12,750	105,430	1.30	137,059	131,788	0	131,788	92	1.5	197,681	237,218	0.40	147.6
Level 1 Development	40,000	10,000	0	235	225	0	6,000	1,000	0	54,000	12,750	73,750	1.30	95,875	92,188	0	92,188	64	1.5	138,281	165,938	0.28	103.3
Level 2 Development	75,000	150,000	120	360	350	10	11,250	15,000	9,000	84,000	12,750	132,000	1.30	171,600	165,000	22,320	187,320	130	1.5	280,980	337,176	0.57	209.8

Wastewater Loads⁴

Office ⁶	15 gal/day/worker
Retail	0.1 gal/sf/day
Hotel	75 gal/room/day
Residential	75 gal/person/day

Water Demand

Landscaping ⁵	3880 gal/acre/day (210 days)
	2232 gal/acre/day (365 days)

¹Assumes 3.2 people per unit on average

²Reference: City of Idaho Springs Water Department

³For growing season only, April through October, assumes 210 days, averaged out for the year

⁴Reference: Clear Creek County Individual Sewage Disposal System Regulations, Appendix I

⁵Reference: Colorado State University Extension Irrigation Bulletins, 2005

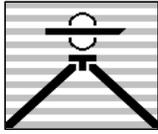
⁶Assumes 1 worker per 100 square feet

⁷Peak Factor from Arber WJP Report August 2008

⁸From Arber WJP Report August 2008

4. Utility Cost Estimates

FLOYD HILL MASTER PLAN
Water and Sewer Opinion of Probable Costs - Option 1
On-Site Well Development
Baseline Condition



DREXEL BARRELL & Co.
 Engineers - Surveyors

PROJECT NAME: **Floyd Hill Master Plan**
 BASELINE CONDITIONS - WELLS

DATE: 5/20/2009

PROJECT NUMBER: **R1099**

CALC. BY: AMP/SLS
MODIFIED:

NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	COST
WATER SYSTEM					
1	Install Wells - Municipal Standard (a)	EA	2	\$300,000.00	\$ 600,000
2	250,000 gallon Water Tank (includes site prep.) (b)	GAL	250,000	\$1.50	\$ 375,000
3	Augmentation Water Shares from Clear Creek Water Bank (Annual Cost)	A.F./yr	148	\$2,200.00	\$ 325,600
SUBTOTAL WATER SYSTEM					\$ 1,300,600
WASTE WATER SYSTEM					
4	Waste Water Treatment Plant (c)	GAL	150,000	\$12.00	\$ 1,800,000
SUBTOTAL WASTE WATER SYSTEM					\$ 1,800,000
				Engineering 6%	\$ 186,036
				Construction Oversight Administration 4%	\$ 124,024
TOTAL					\$ 3,410,660

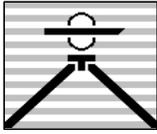
Notes:

Water Storage Requirement = 237,000 Gal
 Waste water load = 137,000 GPD

- * Supply water from wells drilled on site with redundancy
- (a) Includes well development, permitting, associated infrastructure, and disinfection requirements.
- (b) Water tank for storage and maintain fire flow pressures.
- (c) Costs include permitting

Water and Wastewater Distribution and Collection Systems not included and will be based on planning of residential/commercial layouts.

FLOYD HILL MASTER PLAN
Water and Sewer Opinion of Probable Costs - Option 2
Water from Municipal Source
Baseline Condition



DREXEL BARRELL & Co.
 Engineers - Surveyors

PROJECT NAME: Floyd Hill Master Plan
 Baseline Condition - Water from Municipal Source

DATE: 5/20/2009

PROJECT NUMBER: R1099

CALC. BY: AMP/SLS
MODIFIED:

NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	COST
WATER SYSTEM					
1	Water Transmission System (a)	LF	22,000	\$150.00	\$ 3,300,000
2	Pump station (b)	EA	2	\$500,000.00	\$ 1,000,000
3	250,000 gallon Water Tank (includes site prep.) (c)	GAL	250,000	\$1.50	\$ 375,000
<i>SUBTOTAL WATER SYSTEM</i>					\$ 4,675,000
WASTE WATER SYSTEM					
4	Waste Water Treatment Plant (d)	GAL	150,000	\$12.00	\$ 1,800,000
<i>SUBTOTAL WASTE WATER SYSTEM</i>					\$ 1,800,000
Engineering 6%					\$ 388,500
Construction Oversight Administration 4%					\$ 259,000
TOTAL					\$ 7,122,500

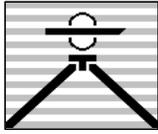
Notes:

Water Storage Requirement = 237,000 Gal
 Waste water load = 137,000 GPD

- (a) Assumes water main tie in at 980 County Road 314. Includes Permitting and Easements
- (b) Pump station necessary to lift water approximately 400 feet.
- (c) Water tank for storage and maintain fire flow pressures.
- (d) Membrane bio-reactor treatment w/re-use possibility. Costs include permitting

Water and Wastewater Distribution and Collection Systems not included and will be based on planning of residential/commercial layouts.

FLOYD HILL MASTER PLAN
Water and Sewer Opinion of Probable Costs - Option 1
On-Site Well Development
Level 1 Condition



DREXEL BARRELL & Co.
 Engineers - Surveyors

PROJECT NAME: **Floyd Hill Master Plan**
LEVEL 1 DEVELOPMENT - WELLS

DATE: 12/31/2008

PROJECT NUMBER: **R1099**

CALC. BY: AMP/SLS
MODIFIED:

NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	COST
WATER SYSTEM					
1	Install Wells - Municipal Standard (a)	EA	2	\$300,000.00	\$ 600,000
2	200,000 gallon Water Tank (includes site prep.) (b)	GAL	200,000	\$1.50	\$ 300,000
3	Augmentation Water Shares from Clear Creek Water Bank (annual cost)	A.F./yr	103	\$2,200.00	\$ 226,600
SUBTOTAL WATER SYSTEM					\$ 1,126,600
WASTE WATER SYSTEM					
4	Upgrade Existing High School WWTP(c)	EA	1,500,000	\$1.00	\$ 1,500,000
SUBTOTAL WASTE WATER SYSTEM					\$ 1,500,000
					Engineering 6% \$ 157,596
					Construction Oversight Administration 4% \$ 105,064
TOTAL					\$ 2,889,260

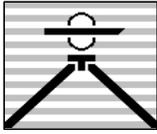
Notes:

Water Storage Requirement = 166,000 Gal
 Waste water load = 96,000 GPD

- * Supply water from wells drilled on site with redundancy
- (a) Includes well development, permitting, associated infrastructure, and disinfection requirements.
- (b) Water tank for storage and maintain fire flow pressures.
- (c) Cost per Arber Wastewater Utility Plan Clear Creek High School, August 2008

Water and Wastewater Distribution and Collection Systems not included and will be based on planning of residential/commercial layouts.

FLOYD HILL MASTER PLAN
Water and Sewer Opinion of Probable Costs - Option 2
Water from Municipal Source
Level 1 Condition



DREXEL BARRELL & Co.
 Engineers - Surveyors

PROJECT NAME: Floyd Hill Master Plan
 Level 1 Development - Water from Municipal Source

DATE: 12/31/2008

PROJECT NUMBER: R1099

CALC. BY: AMP/SLS
MODIFIED:

NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	COST
WATER SYSTEM					
1	Water Transmission System (a)	LF	22,000	\$150.00	\$ 3,300,000
2	Pump station (b)	EA	2	\$500,000.00	\$ 1,000,000
3	200,000 gallon Water Tank (includes site prep.) (c)	GAL	200,000	\$1.50	\$ 300,000
<i>SUBTOTAL WATER SYSTEM</i>					\$ 4,600,000
WASTE WATER SYSTEM					
4	Upgrade Existing High School WWTP(d)	EA	1,500,000	\$1.00	\$ 1,500,000
<i>SUBTOTAL WASTE WATER SYSTEM</i>					\$ 1,500,000
				Engineering 6%	\$ 366,000
				Construction Oversight Administration 4%	\$ 244,000
TOTAL					\$ 6,710,000

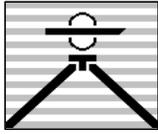
Notes:

Water Storage Requirement = 166,000 Gal
 Waste water load = 96,000 GPD

- (a) Assumes water main tie in at 980 County Road 314. Includes Permitting and Easements
- (b) Pump station necessary to lift water approximately 400 feet.
- (c) Water tank for storage and maintain fire flow pressures.
- (d) Cost per Arber Wastewater Utility Plan Clear Creek High School, August 2008

Water and Wastewater Distribution and Collection Systems not included and will be based on planning of residential/commercial layouts.

FLOYD HILL MASTER PLAN
Water and Sewer Opinion of Probable Costs - Option 1
On-Site Well Development
Level 2 Condition



DREXEL BARRELL & Co.
 Engineers - Surveyors

PROJECT NAME: **Floyd Hill Master Plan**
LEVEL 2 DEVELOPMENT - WELLS

DATE: 5/20/2009

PROJECT NUMBER: **R1099**

CALC. BY: AMP/SLS
MODIFIED:

NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	COST
WATER SYSTEM					
1	Install Wells - Municipal Standard (a)	EA	2	\$300,000.00	\$ 600,000
2	350,000 gallon Water Tank (includes site prep.) (b)	GAL	350,000	\$1.50	\$ 525,000
3	Augmentation Water Shares from Clear Creek Water Bank (annual cost)	A.F./yr	210	\$2,200.00	\$ 462,000
SUBTOTAL WATER SYSTEM					\$ 1,587,000
WASTE WATER SYSTEM					
4	Waste Water Treatment Plant (c)	GAL	200,000	\$12.00	\$ 2,400,000
SUBTOTAL WASTE WATER SYSTEM					\$ 2,400,000
				Engineering 6%	\$ 239,220
				Construction Oversight Administration 4%	\$ 159,480
TOTAL					\$ 4,385,700

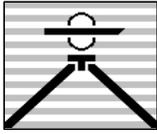
Notes:

Water Storage Requirement = 337,000 Gal
 Waste water load = 172,000 GPD

- * Supply water from wells drilled on site with redundancy
- (a) Includes well development, permitting, associated infrastructure, and disinfection requirements.
- (b) Water tank for storage and maintain fire flow pressures.
- (c) Costs include permitting

Water and Wastewater Distribution and Collection Systems not included and will be based on planning of residential/commercial layouts.

FLOYD HILL MASTER PLAN
Water and Sewer Opinion of Probable Costs - Option 2
Water from Municipal Source
Level 2 Condition



DREXEL BARRELL & Co.
 Engineers - Surveyors

PROJECT NAME: **Floyd Hill Master Plan**
 Level 2 Development- Water from Municipal Source

DATE: 5/20/2009

PROJECT NUMBER: **R1099**

CALC. BY: AMP/SLS
MODIFIED:

NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	COST
WATER SYSTEM					
1	Water Transmission System (a)	LF	22,000	\$150.00	\$ 3,300,000
2	Pump station (b)	EA	2	\$500,000.00	\$ 1,000,000
3	350,000 gallon Water Tank (includes site prep.) (c)	GAL	350,000	\$1.50	\$ 525,000
<i>SUBTOTAL WATER SYSTEM</i>					\$ 4,825,000
WASTE WATER SYSTEM					
4	Waste Water Treatment Plant (d)	GAL	200,000	\$12.00	\$ 2,400,000
<i>SUBTOTAL WASTE WATER SYSTEM</i>					\$ 2,400,000
Engineering 6%					\$ 433,500
Construction Oversight Administration 4%					\$ 289,000
TOTAL					\$ 7,947,500

Notes:

Water Storage Requirement = 337,000 Gal
 Waste water load = 172,000 GPD

- (a) Assumes water main tie in at 980 County Road 314. Includes Permitting and Easements
- (b) Pump station necessary to lift water approximately 400 feet.
- (c) Water tank for storage and maintain fire flow pressures.
- (d) Costs include permitting

Water and Wastewater Distribution and Collection Systems not included and will be based on planning of residential/commercial layouts.

**FLOYD HILL MASTER PLAN
TAP FEE ESTIMATES**

May 20, 2009

	Office (square foot)	Retail (square foot)	Hotel (rooms)	Housing Units	Housing Units Requiring Sewer/Water	Office (# Units)	Retail (# Units)	Total Units	On-site Wells		Municipal Source		Sewer Infrastructure Cost	Sewer Tap Fee per Unit
									Water Infrastructure Cost	Water Tap Fee per Unit	Water Infrastructure Cost	Water Tap Fee per Unit		
Baseline Conditions	0	10,000	0	392	382	0	3	385	\$1,300,600	\$3,383	\$4,675,000	\$12,159	\$1,800,000	\$4,681
Level 1 Development	40,000	10,000	0	235	225	20	3	248	\$1,126,600	\$4,552	\$4,600,000	\$18,586	\$1,500,000	\$6,061
Level 2 Development	75,000	150,000	120	360	350	38	38	545	\$1,587,000	\$2,912	\$4,825,000	\$8,853	\$2,400,000	\$4,404

Assumes 2,000 SF per Office Unit and 4,000 SF per Retail Unit

Life Cycle Cost Analysis
Floyd Hill Project

Roadway

Level 1 Development

Year	Agency Costs (Construction, Maintenance)	NPV Factor	Discounted Costs
0	\$1,650,000	1.0000	\$1,650,000
5		0.8219	\$0
10		0.6756	\$0
15		0.5553	\$0
20	\$1,072,500	0.4564	\$489,475
25		0.3751	\$0
30		0.3083	\$0
35	(\$247,500)	0.2534	(\$62,720)
Total Life Cycle Costs (Present Value)			\$2,076,755

¹65% maintenance cost assumed for year 20 (overlay, major repairs, etc.)

²Salvage Value assumed to be 15% of original cost.

Level 2 Development

Year	Agency Costs (Construction, Maintenance)	NPV Factor	Discounted Costs
0	\$2,475,000	1.0000	\$2,475,000
5		0.8219	\$0
10		0.6756	\$0
15		0.5553	\$0
20	\$1,608,750	0.4564	\$734,212
25		0.3751	\$0
30		0.3083	\$0
35	(\$371,250)	0.2534	(\$94,080)
Total Life Cycle Costs (Present Value)			\$3,115,132

¹65% maintenance cost assumed for year 20 (overlay, major repairs, etc.)

²Salvage Value assumed to be 15% of original cost.

Life Cycle Cost Analysis
 Floyd Hill Project

Water-Wastewater

Baseline Option 1

Year	Agency Costs (Construction, Maintenance)	NPV Factor	Discounted Costs
0	\$3,410,660	1.0000	\$3,410,660
1	\$15,000	0.9615	\$14,423
2	\$15,000	0.9246	\$13,868
3	\$15,000	0.8890	\$13,335
4	\$15,000	0.8548	\$12,822
5	\$15,000	0.8219	\$12,329
6	\$15,000	0.7903	\$11,855
7	\$15,000	0.7599	\$11,399
8	\$15,000	0.7307	\$10,960
9	\$15,000	0.7026	\$10,539
10	\$15,000	0.6756	\$10,133
11	\$15,000	0.6496	\$9,744
12	\$15,000	0.6246	\$9,369
13	\$15,000	0.6006	\$9,009
14	\$15,000	0.5775	\$8,662
15	\$15,000	0.5553	\$8,329
16	\$15,000	0.5339	\$8,009
17	\$15,000	0.5134	\$7,701
18	\$15,000	0.4936	\$7,404
19	\$15,000	0.4746	\$7,120
20	\$15,000	0.4564	\$6,846
21	\$15,000	0.4388	\$6,583
22	\$15,000	0.4220	\$6,329
23	\$15,000	0.4057	\$6,086
24	\$15,000	0.3901	\$5,852
25	\$15,000	0.3751	\$5,627
26	\$15,000	0.3607	\$5,410
27	\$15,000	0.3468	\$5,202
28	\$15,000	0.3335	\$5,002
29	\$15,000	0.3207	\$4,810
30	\$1,200,000	0.3083	\$369,982

Total Life Cycle Costs **\$4,035,398**

Year 30 Replacement Costs Include:

WWTP Membrane and Mechanical Replacement

Water Well Pump Replacement

Water Tank Painting

Baseline Option 2

Year	Agency Costs (Construction, Maintenance)	NPV Factor	Discounted Costs
0	\$7,122,500	1.0000	\$7,122,500
1	\$24,000	0.9615	\$23,077
2	\$24,000	0.9246	\$22,189
3	\$24,000	0.8890	\$21,336
4	\$24,000	0.8548	\$20,515
5	\$24,000	0.8219	\$19,726
6	\$24,000	0.7903	\$18,968
7	\$24,000	0.7599	\$18,238
8	\$24,000	0.7307	\$17,537
9	\$24,000	0.7026	\$16,862
10	\$24,000	0.6756	\$16,214
11	\$24,000	0.6496	\$15,590
12	\$24,000	0.6246	\$14,990
13	\$24,000	0.6006	\$14,414
14	\$24,000	0.5775	\$13,859
15	\$24,000	0.5553	\$13,326
16	\$24,000	0.5339	\$12,814
17	\$24,000	0.5134	\$12,321
18	\$24,000	0.4936	\$11,847
19	\$24,000	0.4746	\$11,391
20	\$24,000	0.4564	\$10,953
21	\$24,000	0.4388	\$10,532
22	\$24,000	0.4220	\$10,127
23	\$24,000	0.4057	\$9,737
24	\$24,000	0.3901	\$9,363
25	\$24,000	0.3751	\$9,003
26	\$24,000	0.3607	\$8,657
27	\$24,000	0.3468	\$8,324
28	\$24,000	0.3335	\$8,003
29	\$24,000	0.3207	\$7,696
30	\$1,800,000	0.3083	\$554,974

Total Life Cycle Costs **\$8,085,083**

Year 30 Replacement Costs Include:

WWTP Membrane and Mechanical Replacement

Water Pump Station Replacement

Water Tank Painting

Level 1 Option 1

Year	Agency Costs (Construction, Maintenance)	NPV Factor	Discounted Costs
0	\$2,889,260	1.0000	\$2,889,260
1	\$6,000	0.9615	\$5,769
2	\$6,000	0.9246	\$5,547
3	\$6,000	0.8890	\$5,334
4	\$6,000	0.8548	\$5,129
5	\$6,000	0.8219	\$4,932
6	\$6,000	0.7903	\$4,742
7	\$6,000	0.7599	\$4,560
8	\$6,000	0.7307	\$4,384
9	\$6,000	0.7026	\$4,216
10	\$6,000	0.6756	\$4,053
11	\$6,000	0.6496	\$3,897
12	\$6,000	0.6246	\$3,748
13	\$6,000	0.6006	\$3,603
14	\$6,000	0.5775	\$3,465
15	\$6,000	0.5553	\$3,332
16	\$6,000	0.5339	\$3,203
17	\$6,000	0.5134	\$3,080
18	\$6,000	0.4936	\$2,962
19	\$6,000	0.4746	\$2,848
20	\$6,000	0.4564	\$2,738
21	\$6,000	0.4388	\$2,633
22	\$6,000	0.4220	\$2,532
23	\$6,000	0.4057	\$2,434
24	\$6,000	0.3901	\$2,341
25	\$6,000	0.3751	\$2,251
26	\$6,000	0.3607	\$2,164
27	\$6,000	0.3468	\$2,081
28	\$6,000	0.3335	\$2,001
29	\$6,000	0.3207	\$1,924
30	\$550,000	0.3083	\$169,575

Total Life Cycle Costs **\$3,160,738**

Year 30 Replacement Costs Include:

WWTP Membrane and Mechanical Replacement

Water Pump Station Replacement

Water Tank Painting

Level 1 Option 2

Year	Agency Costs (Construction, Maintenance)	NPV Factor	Discounted Costs
0	\$6,710,000	1.0000	\$6,710,000
1	\$11,000	0.9615	\$10,577
2	\$11,000	0.9246	\$10,170
3	\$11,000	0.8890	\$9,779
4	\$11,000	0.8548	\$9,403
5	\$11,000	0.8219	\$9,041
6	\$11,000	0.7903	\$8,693
7	\$11,000	0.7599	\$8,359
8	\$11,000	0.7307	\$8,038
9	\$11,000	0.7026	\$7,728
10	\$11,000	0.6756	\$7,431
11	\$11,000	0.6496	\$7,145
12	\$11,000	0.6246	\$6,871
13	\$11,000	0.6006	\$6,606
14	\$11,000	0.5775	\$6,352
15	\$11,000	0.5553	\$6,108
16	\$11,000	0.5339	\$5,873
17	\$11,000	0.5134	\$5,647
18	\$11,000	0.4936	\$5,430
19	\$11,000	0.4746	\$5,221
20	\$11,000	0.4564	\$5,020
21	\$11,000	0.4388	\$4,827
22	\$11,000	0.4220	\$4,642
23	\$11,000	0.4057	\$4,463
24	\$11,000	0.3901	\$4,291
25	\$11,000	0.3751	\$4,126
26	\$11,000	0.3607	\$3,968
27	\$11,000	0.3468	\$3,815
28	\$11,000	0.3335	\$3,668
29	\$11,000	0.3207	\$3,527
30	\$780,000	0.3083	\$240,489
Total Life Cycle Costs			\$7,137,309

Year 30 Replacement Costs Include:

WWTP Membrane and Mechanical Replacement

Water Pump Station Replacement

Water Tank Painting

Level 2 Option 1

Year	Agency Costs (Construction, Maintenance)	NPV Factor	Discounted Costs
0	\$4,385,700	1.0000	\$4,385,700
1	\$19,000	0.9615	\$18,269
2	\$19,000	0.9246	\$17,567
3	\$19,000	0.8890	\$16,891
4	\$19,000	0.8548	\$16,241
5	\$19,000	0.8219	\$15,617
6	\$19,000	0.7903	\$15,016
7	\$19,000	0.7599	\$14,438
8	\$19,000	0.7307	\$13,883
9	\$19,000	0.7026	\$13,349
10	\$19,000	0.6756	\$12,836
11	\$19,000	0.6496	\$12,342
12	\$19,000	0.6246	\$11,867
13	\$19,000	0.6006	\$11,411
14	\$19,000	0.5775	\$10,972
15	\$19,000	0.5553	\$10,550
16	\$19,000	0.5339	\$10,144
17	\$19,000	0.5134	\$9,754
18	\$19,000	0.4936	\$9,379
19	\$19,000	0.4746	\$9,018
20	\$19,000	0.4564	\$8,671
21	\$19,000	0.4388	\$8,338
22	\$19,000	0.4220	\$8,017
23	\$19,000	0.4057	\$7,709
24	\$19,000	0.3901	\$7,412
25	\$19,000	0.3751	\$7,127
26	\$19,000	0.3607	\$6,853
27	\$19,000	0.3468	\$6,590
28	\$19,000	0.3335	\$6,336
29	\$19,000	0.3207	\$6,092
30	\$1,800,000	0.3083	\$554,974

Total Life Cycle Costs **\$5,263,364**

Year 30 Replacement Costs Include:

WWTP Membrane and Mechanical Replacement

Water Pump Station Replacement

Water Tank Painting

Level 2 Option 2

Year	Agency Costs (Construction, Maintenance)	NPV Factor	Discounted Costs
0	\$7,947,500	1.0000	\$7,947,500
1	\$31,000	0.9615	\$29,808
2	\$31,000	0.9246	\$28,661
3	\$31,000	0.8890	\$27,559
4	\$31,000	0.8548	\$26,499
5	\$31,000	0.8219	\$25,480
6	\$31,000	0.7903	\$24,500
7	\$31,000	0.7599	\$23,557
8	\$31,000	0.7307	\$22,651
9	\$31,000	0.7026	\$21,780
10	\$31,000	0.6756	\$20,942
11	\$31,000	0.6496	\$20,137
12	\$31,000	0.6246	\$19,363
13	\$31,000	0.6006	\$18,618
14	\$31,000	0.5775	\$17,902
15	\$31,000	0.5553	\$17,213
16	\$31,000	0.5339	\$16,551
17	\$31,000	0.5134	\$15,915
18	\$31,000	0.4936	\$15,302
19	\$31,000	0.4746	\$14,714
20	\$31,000	0.4564	\$14,148
21	\$31,000	0.4388	\$13,604
22	\$31,000	0.4220	\$13,081
23	\$31,000	0.4057	\$12,578
24	\$31,000	0.3901	\$12,094
25	\$31,000	0.3751	\$11,629
26	\$31,000	0.3607	\$11,181
27	\$31,000	0.3468	\$10,751
28	\$31,000	0.3335	\$10,338
29	\$31,000	0.3207	\$9,940
30	\$2,400,000	0.3083	\$739,965

Total Life Cycle Costs **\$9,213,960**

Year 30 Replacement Costs Include:

WWTP Membrane and Mechanical Replacement

Water Pump Station Replacement

Water Tank Painting

5. Utility Cost Estimate Assumptions

Cost Assumptions for Floyd Hill Utilities Project

1. Costs include well development, permitting, and associated infrastructure and disinfection requirements.
2. Costs include well and water storage tank permitting.
3. Water mains are to be installed within established Rights-of-Way.
4. Water main costs include permitting and construction easements.
5. Land Acquisition Costs **are not** included for water or wastewater components or system.
6. Legal Fees **are not** included.
7. Bedrock or excavation beyond standard depths **is not** included.
8. Wastewater plant permitting costs are included.
9. Costs are based on the average installation price of materials and systems of the same like within the past 1-2 years.
10. It is anticipated that the majority of the pipeline would be within Public Highway (I-70) Right-of-Way.
11. The pump station would entail the equipment and materials necessary to provide hydraulic head to the water system to overcome the difference in elevation from the source to the desired location. These items would include pumps, pipes, concrete or other material vaults, electrical controls, and possibly shelters to protect from the weather.
12. The city of Idaho Springs will extend their water main to the intercept point near MP 243. Costs for other pipeline extension or pipe size increases are not included in this estimate.

6 Clear Creek Water Bank

<p>DISTRICT COURT, WATER DIVISION NO. 1 STATE OF COLORADO</p> <p>901 Ninth St., P.O. Box 2038 Greeley, CO 80632</p>	<p style="text-align: center;">▲ COURT USE ONLY ▲</p>
<p>Concerning the Application for Water Rights of:</p> <p>BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CLEAR CREEK,</p> <p>IN CLEAR CREEK, WELD, ADAMS AND JEFFERSON COUNTIES.</p>	
<p>Paul J. Zilis (#12582) Lisa C. Ledet (#16292) Vranesh & Raisch, LLP 1720 14th Street, #200 Boulder, CO 80302 Telephone: (303) 443-6151 Fax: (303) 443-9586 pjz@vrlaw.com; lcl@vrlaw.com</p> <p>Raymond L. Petros(#6763) David S. Hayes (#28661) Petros & White, LLC The Equitable Building 730 Seventeenth Street, Ste. 820 Denver, CO 80202-3518 Telephone: (303)825-1980 Fax: (303)825-1983 rpetros@petros-white.com; dhayes@petros-white.com</p>	<p>Case No.: 05CW302 Div: _____ Ctrm: _____</p>
<p style="text-align: center;">STIPULATION BETWEEN THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CLEAR CREEK AND THE FLOYD HILL AREA PROPERTY OWNERS ASSOCIATION, INC.</p>	

COMES NOW, the Applicant, the board of county commissioners of the County of Clear Creek ("Applicant") and the Opposer, the Floyd Hill Area Property Owners Association, Inc.,

Stipulation Between the Board of County Commissioners
of the County of Clear Creek and the Floyd Hill
Area Property Homeowners Association, Inc.
Case No. 05CW302

("Opposer") by and through their respective undersigned attorneys, and hereby stipulate and agree as follows:

1. Applicant hereby agrees that it shall not augment uses supplied by ground water wells pursuant to the Application herein in Stream Segment No. 7 set forth in paragraph 2.A.7. of the Application, designated as Subbasin G, as shown on the map attached hereto as Exhibit 1 and incorporated by reference herein. Subbasin G is defined as follows: Headwaters of Beaver Brook beginning in Section 17, Township 4 South, Range 72 West to the confluence with Clear Creek in Section 3, Township 4 South, Range 71 West, and tributaries thereto.
2. The intent of this Stipulation is to preclude augmentation of ground water wells in Subbasin G pursuant to the Application herein because both Applicant and Opposer are concerned with well-to-well interference in Subbasin G, where wells supply the majority of water to existing water users. This Stipulation does not preclude augmentation of surface water uses in Subbasin G, which are defined for purposes of this Stipulation as including uses that are supplied by surface diversions, surface water infiltration galleries, or surface water storage facilities. Augmentation of evaporative losses from storage facilities which store surface water but intercept ground water shall be allowed under this Stipulation. This Stipulation does preclude the Applicant from providing augmentation water pursuant to the Application herein to replace evaporative losses from storage of water which is pumped from ground water wells into storage.
3. This Stipulation is intended to apply to Subbasin G only. Nothing herein shall prevent Applicant from providing augmentation water to the other Subbasins set forth in the Application in this case.
4. All references to the Application herein shall apply to the Application as currently filed or amended in the future.
5. Within ten (10) days of the mutual execution of this Stipulation, Applicant will file and serve on all parties a Motion for Approval of the Stipulation by the Water Court.
6. Upon entry of an Order of the Court approving the Stipulation, Floyd Hill agrees to limit its participation in this case to assure that any Decree entered herein is consistent with the Stipulation.
7. Applicant and Floyd Hill agree that the Stipulation shall bind and benefit them and shall be binding and benefit all of their assigns and successors in interest.

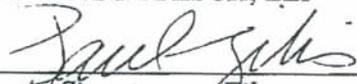
Stipulation Between the Board of County Commissioners
of the County of Clear Creek and the Floyd Hill
Area Property Homeowners Association, Inc.
Case No. 05CW302

8. The Applicant and Floyd Hill hereby represent and affirm the signatories to this Stipulation are legally authorized to bind the parties in this matter. The Applicant and Floyd Hill agree that the agreements made in this Stipulation shall be enforceable by them either as an Agreement or as an Order of the Water Court.

9. The Applicant and Floyd Hill shall bear their own costs and fees including attorneys fees.

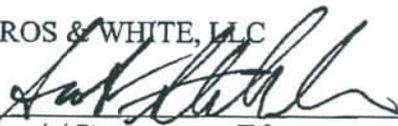
Dated this 5TH day of March, 2007.

VRANESH AND RAISCH, LLP

By: 
/s/ Signature on File
Paul J. Zilis (#12582)
Lisa C. Ledet (#16292)

ATTORNEYS FOR BOARD OF COUNTY
COMMISSIONERS OF THE COUNTY OF CLEAR
CREEK

PETROS & WHITE, LLC

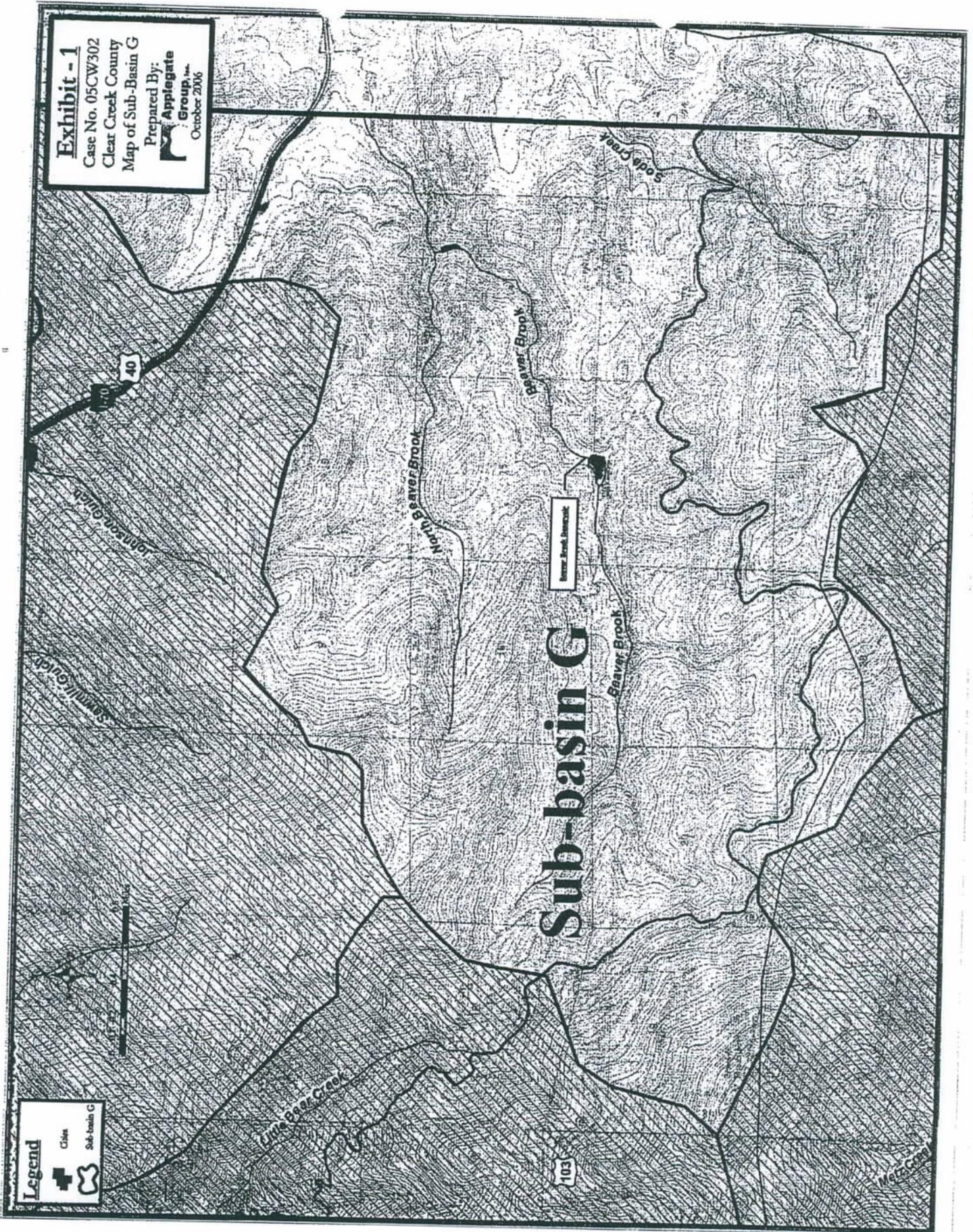
By: 
/s/ Signature on File
Raymond L. Petros, Jr. (#6763)
David S. Hayes (#28661)
Scott Steinbrecher (#36957)

ATTORNEYS FOR FLOYD HILL AREA PROPERTY
OWNERS ASSOCIATION, INC.

Exhibit - 1

Case No. 05CW302
Clear Creek County
Map of Sub-Basin G

Prepared By:
Applegate
Group, Inc.
October 2006



Legend

- Chute
- Sub-basin G

7. Public Comments and Matrix

FHMP Comments Received

Ln #	Broad Category	Specific	Number of comments on topic	Addressed in Document?	If Yes, Page	Recommended Action/Explanation
1	Aspects that need protection/promotion	Water supply	2	Y	12, 14, 29, 32, 34, 41	Water, wetlands, current character and natural beauty are addressed throughout the document both in terms of Community priorities and vision, as well as in the introduction. They are assets that are identified as worthy of protection. Additionally, they will be measured against proposed development as specific development requests are made to the County. The Design Criteria found in Chapter ___ are recommended for mitigation and protection of significant natural environmental features, existing character, and natural beauty.
2		Wetlands	1	Y	1, 19, 28, 72, 113, 114	
3		Concern about maintaining current character of Floyd Hill	3	Y	1, 3, 4, 11, 12, 13, 19, 29, 71, 95, 112, 107, 110	
4		Recreation/natural beauty	1	Y	Section III F	
5	What's missing?	Affordable housing should not be allowed	1	Y	Section III C	This was addressed prior and then eliminated at the strong request of resident members of the Steering Committee. Currently, the only place where Affordable housing was identified is as a potential use by the market study.
6		Add a "less than baseline" scenario	1	N		The County did not look at a scenario that could be perceived as a "taking" of property rights.
7		CDOT and FHWA should be involved	1	Y	Section III D	Both agencies were consulted; please see Transportation section, pages 50-70. Any development proposal would be reviewed by CDOT.
8	Economic Issues	Does this plan promote economic competition with municipalities or other areas of the county?	4	N		This concern would depend on particular land uses proposed. The market study indicated that, because Floyd Hill is in the Evergreen market, likely business growth will not be in competition with existing Clear Creek County municipalities...a full service / conference hotel closer to the Evergreen market is one possibility. While diversification of the county's economy is one of the goals of master planning efforts, this effort's contract was focused on Floyd Hill and its market area. The first paragraph of the plan talks about the expansion of the County's economy without mentioning Henderson revenues.
9		Find other ways to strengthen County economy		N		The scope of this master planning effort is to identify a process that is responsive to forces over time, not to specifically promote or discourage development. Further, it is not intended to focus on the entire County economy.
10		Need more info on Henderson revenue to county	1	N		This effort is focused on Floyd Hill and is not a county-wide economic development plan.
11						
12	Process Concerns: Transparency	Steering Committee membership concerns; do some of them have a conflict of interest?	1	N		Steering Committee membership intended to accommodate "all walks of life" including developers/landowners, County government staff, Planning Commission representatives, open space interests, economic development interests, and homeowners representatives. An attempt was made to balance interests, however, homeowners representatives ended up outnumbering other interest groups.
13		Record of Process	2	N		Agendas/Minutes of proceedings are available on the County's website.
14		Disclose who benefits from development	1	N		No development alternative is proposed with this master plan. The scope of this master planning effort is to identify a process that is responsive to forces over time, not to specifically promote or discourage development.
15	Other Process Concerns	Insufficient review time	2	N		Stakeholders were brought into the process early, including the preparation of the RFP and selection of the consultant. Focus group meetings were held July 22nd and included a visioning session with residents. Two open public design charrettes were held August 18th-19th with open office hours during the day for drop-in visits and two open public meetings in the evening. A stakeholder working group meeting was held on November 5th to present the key findings including the market study, transportation and utility findings. The Steering Committee oversaw the entire process and consisted of up to 6 resident members.
16		Inadequate input from residents	1	N		
17		Presentation - good or bad	1	N		No comment.
18		Availability of info	1	N		All information is available in either the plan itself or its appendix.
19	Market Study Concerns	What is pressuring growth at Floyd Hill?	2	Y	Section II B and III C	The County's need for diversification of its economy - especially given the overdependence on the Henderson Mine; growth pressures from both Summit County and the Denver metro area; the expansion of gaming in Gilpin County.
20		Data sources, Market Study validity?	1	Y	See full market study.	
21	Coordination with other plans	Any level identified above "baseline should state it is in conflict with the 2030 plan	1	Y	1, 4, 33	This is only in conflict with certain aspects of the plan; the Master Plan designates Floyd Hill as a mixed-use gateway, implying potential development of the area while taking into consideration, and accommodating for, important site characteristics such as wetlands, wildlife habitat, geologic and wildfire hazards, natural beauty, mountain setting, etc.
22		Concern about process used in 2030 plan	1	N		This master planning effort is not intended to review, modify, or address the process of the 2030 Master Plan.
23		Coordination with towns' plans	1	Y	3, 28, 37, 40, 42, 47, 48	Representatives of the Town of Idaho Springs participated in the process; nothing in the Floyd Hill plan conflicts with the Town's plan.
24		Do plan that includes IS and GT	1	Y	3, 28, 37, 40, 42, 47, 49	While County plans recognize the towns' plans and issues, the County does not have authority to plan for the towns.
25	Infrastructure Issues	Need cost/benefit analysis of infrastructure	1	Y	Executive Summary and Action Plan	Agreed; there is a recommendation in the Action Plan to further analyze cost and benefit of infrastructure expansion.
26		Residents should not pay costs of development	1	N		Currently, County policy is for development to pay its own way. This is codified in existing land use regulations.
27		Concern about market viability/utility costs	2	N		Both were reviewed, independently of one another; the County, in making future decisions will weigh information from these two areas as well as the others (transportation, transit, etc.)

28	Other Concerns	Concerns with Level 2 (no detail)	1	Y	30, 80, 85,95-103	The concerns regarding Level 2 development are documented in the plan. Level 2 is very well documented in the Alternatives section, with specific information regarding transportation, planning and utilities.
29		Do not want RTD	1			Comment noted
30		Emergency access at Sawmill or Sawdust?	1	Y	Section III E, 53	The correct road is Sawdust Court, and it is noted correctly in the master plan.
31		Do not up zone	1	N		Nothing is being upzoned as part of this process. None of the alternative are being recommended in this master plan.
32		No Chain Stores	1	N		None are promoted by this plan
33		No Gambling	1	N		Gambling is not allowed in Clear Creek County
34		Concern about sprawl	1	N		This master plan identifies methods to encourage compact development that is sensitive to the surrounding environment so additional large-lot rural residential sprawl does not occur should the County wish to take advantage of such methods.
35		What is the process for development approval	1	Y	Section IV discusses development approval needs for each of the alternatives.	Established in County Code...zoning ordinance, subdivision regs
36		Set triggers for phasing	1			Dependent on market and infrastructure expansion; County is able to set phasing parameters with individual land use requests.
37		Respond to earlier questions from individuals	1			This matrix should respond to all comments provided.
38		Plan is too vague - provide more detail, additional info	1			The plan is intentionally broad based to cover various components necessary...it is intended to serve as a tool for the identification of further inquiry and information required prior to specific land use requests and determinations. Utility adequacy has been evaluated in the plan, with expansion requirements (cost, sources, etc.) provided. Individual applicants will be required by existing County regs to provide proof of water, sewer and roadway enhancements.
39		Concern about existing utility adequacy at FH (power and wastewater)	1	Y	Section III D, 40-50	Existing sources for utilities, such as electric (power) and wastewater, were analyzed as part of the master planning process to determine upgrade needs should development occur.
40		Consider alternatives to promoting growth such as planned shrinkage of the County tax base. Plan for diminished County services	1			The scope of this master planning effort is to identify a process that is responsive to forces over time and not to specifically promote or discourage development on Floyd Hill. Nor does this scope consider the overall economic wellbeing of Clear Creek County. No recommended alternative is identified and no zoning is proposed to be changed to accommodate the potential demand in the market study.
41		Level 2 is way too much development and not desired by residents, therefore it should be removed from the Master Plan	8			The purpose of Level 2 Development is to examine potential market demand, utility infrastructure, transportation needs and costs, and planning mechanisms needed to achieve this level of development. Level 2 also identifies the level of development that is needed to pay for water and sewer infrastructure on the Hill. It is not intended to reflect any particular interest.
42		All alternatives do not reflect CCC public/residents desires. Do not encourage growth at Floyd Hill.	1			The alternatives are not intended to reflect any particular interest. Each alternative is intended to reflect a certain development scenario based on a set of facts and scenarios. The Master Plan does not provide a recommended alternative and no zoning is proposed to be changed to accommodate any of the alternatives.
43		Multi-family housing is not desired and does not enhance the "Gateway"	1			
44		Master Plan should focus on keeping Floyd Hill natural and promote open space/recreation uses.	1			The Design Criteria provides methods to mitigate for, and avoid disturbance of the natural environment and to promote one space/recreation uses.
45		Master Plan does not identify impacts on Idaho Springs' economy	1			The purpose of the master plan is to focus on growth pressures and impacts on Floyd Hill and how to respond to them.
46		Provide a summary of all public comments.	1			This matrix will be provided to the public on the website.
47		The market study makes a false assumption that future housing will be in the form of rentals/affordable housing that will encourage additional economic development. This assumption is biased towards a specific predetermined outcome. Therefore, the master plan is flawed.	1			The market study found that quality affordable/rental housing is a potential demand in the Floyd Hill area. It is acknowledged that if additional housing does not happen at Floyd Hill, there may be less demand for commercial uses in the Level 2 scenario.

Elena Scott

From: MMAFallRiv@aol.com
Sent: Friday, August 07, 2009 1:36 PM
To: Elena Scott
Cc: Frederick Rollenhagen
Subject: Floyd Hill Development Plan

Regarding the Floyd Hill Development Plan presented on July 30, 2009.

I am a resident of Fall River Road west of Idaho Springs and have been an active member of this county since 1965. I lived for a few years near Evergreen, but moved here full-time in 1970 after years of commuting to Idaho Springs and Clear Creek for social and cultural associations. During those years, I passed Floyd Hill several times per week and always appreciated its role as an introduction to our county.

The most intensive plan presented was roundly rejected by the residents of the area and I must agree that such levels of development will turn Floyd Hill into an eyesore rather than the pastoral setting it now presents. This plan should be roundly rejected on the basis of community degradation, as well as the overwhelming cost of services. Upgrading the zoning to accommodate money interests is not the answer most residents want; they prefer their quality of life to be quieter, less intrusive and more comfortable. They accept what is established, but to change it for purposes they have sought to leave behind is to destroy their quality of life.

The county government has its reasons and those reasons are not always what best serves the residents. The Henderson Mine will disappear one day; unless the market for molybdenum disappears overnight, it will be some years but not soon. That statement does not ignore planning, but suggests that we should plan for less government, shorter payroll lists, and reduced services. That is the first step. Then we need to look at reasonable and logical development alternatives that respect established areas of all classifications.

The first development concern should be maintenance and support for existing commercial centers; we don't want to look like Evergreen or Silverthorne or Central City: we like who we are. Encourage development of the existing towns and cities; they can use the revenue and the support. What can we do with the Henderson area when it closes the door to mining and use it to create a revenue stream from a new activity? Let us respect our limits while pursuing reasonable options not creating new burdens.

The second concern should be sustaining residential communities while seeking development COMPATIBLE with the existing character of the county - that which does not change the county but enriches it. Enrichment is not necessarily more shopping areas and more high-density housing and more commercial recreation but maintenance of rural values and small towns and cities. Any development needs to be compatible with its surroundings, not an imposition upon it. We live in Clear Creek because it isn't Summit or Gilpin or Jefferson County.

Finally, we need to respect the residential areas of our county. Yes, the I-70 corridor intrudes, the gamblers pose another potential burden and there are numerous other destructive factors out there

we should do our best to protect these communities from rather than give in to the destruction of character as well as community. We cannot control all things - like when the Henderson will close or what happens in nearby areas - but we would like to think we can exercise some control over our own neighborhoods without the government telling us what they are going to do to us. The general good in any community is what attracts residents and makes them feel safe, secure and 'at home' not what is justified as good for the county at our local expense. What affects one part of the county, affects all parts of the county. We need to start by protecting the base, not destroying it for some 'possible' good that typically enriches one at the expense of another.

We have established areas of commerce and urban development with established water and sewer and power and other services - develop them before creating another. We need our rural residential areas and we need to protect their integrity.

Marion Anderson
Fall River Road

James Mims and Arlyne Stark 192 Silver Wolf Lane Evergreen, CO 80439

August 20, 2009

Frederick Rollenhagen
Clear Creek County
1111 Rose Street
PO Box 2000
Georgetown, CO 80444

Dear Mr. Rollenhagen,

We are writing to express our serious concerns about the master plan for the Floyd Hill area. The levels of development presented do not reflect the rural mountain setting which a majority of Clear Creek County citizens cited as important in the 2002 survey and continue to value today. Attributes which were rated as very important included beautiful and natural views, wildlife, a rural area with little commercial development, just to name a few. The 2004 County-wide survey results for the Floyd Hill master plan indicated a desire for substantial open space land for this portion of the County.

Furthermore, many of us indicated that development of this area would seriously influence our desire to move away. In the various meetings about the Floyd Hill master plan, letters to the editor in the Clear Creek Courant and other avenues for input, there is almost universal support to maintaining the rural mountain setting of Floyd Hill. Yet, the master plan for this area does not reflect this.

There is already an expansion of commercial development in nearby El Rancho and Bergen Park with many vacant stores, empty commercial suites and offices in the Technology Park on Route #40 in Floyd Hill and empty stores and commercial spaces throughout the rest of the County. Further development of the Floyd Hill area will dramatically end the unique character of the area and have a disastrous financial impact on the historic towns in the County, particularly Idaho Springs and Georgetown.

For the Floyd Hill area to truly be the Gateway to the County and exemplify the uniqueness of our County it is important to stop further development of the area.

Sincerely,


James Mims


Arlyne Stark

Elena Scott

From: Denio, Christine A. [CADenio@isecinc.com]
Sent: Monday, August 17, 2009 11:38 AM
To: Frederick Rollenhagen
Subject: Feedback regarding Floyd Hill Gateway Development Master Plan

Baseline is based on the existing zoning, which I understand and I believe should not be changed, yet if it is to be, Level 1 is the maximum I believe that the area can withstand. Yet there are still potential water and sewer issues, emergency egress routes from the area, along with limited I70 access that would need to be seriously considered with Level 1. My home sits at the Pat Creek Road emergency egress route. I do believe that this needs to be maintained. I understand the needs and desires to expand, yet at what cost? I believe Level 2 to be too much for the area to handle.

I place my trust in the elected officials that they will listen to the county population and decide based on the populous and not on personal opinion.

I thank you for your time.

Christine Denio
Clear Creek County Resident, Pat Creek Road

Elena Scott

From: John Dobel [john@thedobels.com]
Sent: Wednesday, August 19, 2009 4:34 PM
To: Frederick Rollenhagen
Cc: Jim White; Kay Axtell; Jane Coffin; Julie Westland; Mike Cheverria; Karen Dobel; Kris Lee; Linda & Paul Berteau; Marlynn LaGreca; Linda Seavey; Keith Briggs; Etta Satter; Ken Quast; Linda Browning; Holly Gangell; Jan Ziman; Lawrence D. Lancaster; Joshua Lewis; Harry Dale; JoAnn Sorensen
Subject: Floyd Hill Master Plan Comments

Fred,

The following are my main responses to the Floyd Hill Master Plan especially the Market Study on which it is based.

1. The Master Plan as presented has three development scenarios which I would characterize as Base Case (too much development), Level 1 (way too much development), and Level 2 (unbelievably too much development). To at least preserve the appearance of balance, there should be a Base Case Minus (less development). While it was pointed out that all of the Base Case development is currently zoned, a Base Case Minus could assume that money is found to buy out some or all of the authorized development just as the Level 2 case assumes that money is found to provide the utilities needed.
2. The Market Study, page 29 states:

*In the residential projections for the FHMP contained in this Market Assessment, much of the future residential development is **assumed** to be rental housing and moderately priced for-sale housing. (emphasis mine)*

Since the market study starts with the assumption that low cost housing will be built on Floyd Hill, it proceeds to the reasonable conclusion that cheap housing in a desirable location will be snapped up by the market. This is Supply and Demand 101.

The study looks at build out potential and then assumes that a large percentage of the indirect jobs generated from either the new residents' primary jobs or non-employment revenue (investment income, retirement income, etc.) will be created locally. I don't have a problem with that in general, but the definition of local is much more likely to be Evergreen than anywhere in Clear Creek County.

It then further extrapolates those jobs into demand for commercial and retail space on Floyd Hill.

The Market Study errs in considering Floyd Hill as something separate from Evergreen but joined together with the rest of Clear Creek County.

On Floyd Hill we have Evergreen addresses, Evergreen phone numbers, and Evergreen fire protection. The retail, commercial, and professional services we use are predominately to the east in Evergreen or down the hill in Denver. The access, selection, and pricing are all better in that direction. This seems highly unlikely to change because of both geography and inertia.

So, the result in the Market Study is a flawed assumption that a large number of residential units will produce a concomitant growth in viable businesses on Floyd Hill rather than in nearby Evergreen.

The market study essentially acknowledges this by assuming that what will work financially on Floyd Hill are those things that are unavailable in Evergreen (Jefferson County) or Gilpin County – industrial zoning and cheap rentals.

The level 1 and level 2 scenarios of a little urban village on the Hill are unrealistic.

3. On a separate note, the justification for a hotel was based on a completely irrelevant statistic – rooms per resident person compared to the same ratio for the entire state. If RRC had quoted the occupancy rates of the Quality Inn or some relevant basis for hotel room demand, it might have been persuasive. The ratio they quoted could certainly be used for justifying hotel rooms most anywhere outside of a metro area.

The Master Plan is document based on flawed assumptions biased toward a specific outcome, and is not therefore useful for realistic planning in its current incarnation

Respectfully submitted,

John Dobel
197 Hy Vu Dr
Evergreen CO 80439
303 679 6312

All: Thanks Larry for very constructive comments to make our Master Plan(s) reflect all stakeholder needs. I would like to add 4 additional comments, specifically directed to the County and its documents:

1. Add an appendix that lists all stakeholders, specifically developers/commercial interests by name and development contemplated. It will enhance transparency as well as facilitate the avoidance of any conflicts of interest. This appendix can be currently dated and be updated as the stakeholders change.
2. Add another appendix/section that provides a summary of comments thus far by all stakeholders (from public meetings and written/verbal comments provided to the county/planning commission from any other source). This is common documentation when dealing with public policy and is necessary to preserving the history of the process for all future decisions as well as defending current and past decisions. The county does not need to spend another \$150,000 five years from now because the current players are not available
3. Rename the 3 options according to their monetary and land use impact, instead of nebulous terms like base, 1, and 2.
4. If there is continued insistence to include Level 2 in the FHMP then the \$8 million in cost to establish infrastructure (that's 2009 dollars by the way) should be more prominent throughout the document as well as the rationale for why that kind of funding should go to creating a new town of Floyd Hill as opposed to enhancing existing commercial centers.

Thanks for the opportunity, Linda Browning

Elena Scott

From: Lawrence Lancaster [lawrence.lancaster@att.net]
Sent: Thursday, August 06, 2009 9:24 PM
To: JoAnn Sorensen; Frederick Rollenhagen; Elena Scott
Cc: Harry Dale; Joan Drury; Kevin OMalley; kayaxtell@msn.com; chevycompliance@yahoo.com; williamfcof@msn.comtr; juliewestland@juno.com; Jim White; marlynn@kmlagreca.com; Karen@TheDobels.com; yoyosister@mac.com; treasurer@floydhill.org; lewisj@patenergy.com; mtncasa1@att.net; earthsong_pottery@earthlink.net; kriskinzli@yahoo.com; musicats420@ecentral.com; lseavey@qwest.net; Pete@myqci.com; earthsong_pottery@earthlink.net
Subject: Alternatives to the Floyd Hill Gateway Master Plan
Attachments: RE: editorial :-) hot off the press; Scenarios; citizen led economic summit.

Greetings:

I have read the Clear Creek County Master Plan 2030 dated 2/26/2004 and the Floyd Hill Gateway Master Plan, Foundation for Future Planning, draft, dated July 30, 2009. I also attended the public hearing on the Floyd Hill Gateway Plan conducted July 30, 2009. My wife and I have lived in Hyland Hills since 1968.

Adding Level 2 as it is in the July 30, 2009 draft of the Floyd Hill Gateway Plan is paramount to running up a white flag of surrender by the county, indicating to any potential developer that Clear Creek County is very willing and able to accommodate any development as long as you bring money. I respectfully offer additional alternatives, supported by others, to the subject Plan. These are presented in highest to lowest priority.

1. **Develop a plan to enhance the existing commercial centers in the county to make them economically viable before adding any additional commercial centers.**

As was pointed out in my e-mail of 31 July (attachment 1) and by others at the 30 July public meeting, Idaho Springs, Georgetown, etc. are not commercially fully developed and operational. This approach would be very attractive to the businesses and commercial property owners in these commercial centers. This approach would also be less expensive, quicker to realize, have less impact on the environment and, not to mention, have less resistance, if any. For example, it would be less expensive to fully develop Idaho Springs and to use the water within Idaho Springs than it would be to build a distribution system to Floyd Hill.

2. **Add "0" level, down zoning.**

It was stated in the 30 July public meeting that the reason Level 2 was added was to provide guidance to a range of possible development on Floyd Hill. If this is the case, then to complete the range the Floyd Hill Gateway Plan should include a "0" level as suggested in the 30 July meeting by John Dobel and in his e-mail of 31 July (attachment 2). Stated in the Vision paragraph of the Plan, "Floyd Hill is a beautiful, scenic community that Clear Creek County has been committed to maintaining its history of vast open spaces, canyons and mountainous terrain.... wildlife and nature." An equal and focused effort to have Open Space acquire the property for all to enjoy now and forever has many benefits that must be pursued. There is just as much probability of Open Space finding the funds as there is of finding funds for the infrastructure required in Level 2.

3. **The zoning at Floyd Hill is what it is and should not be "upgraded".**

We bought our home in 1967 knowing the commercial situation. The Floyd Hill Gateway Plan fails to provide "need" for any development as opposed to "want". There is no overriding need (not want) to "upgrade" the zoning, which is required for Level 2. If the owners of the undeveloped commercial property wish to develop it, then it should be

developed within the existing zoning regulations and conditions, such as roads, availability of water, liquid waste, etc. It is unfair to change the rules in the middle of the game.

4. **Think out of the box.**

As Linda Browning suggested at the 30 July meeting, consider other sources of money to offset the loss of Henderson Mine tax revenue rather than developing any new commercial centers and destroying some of the beauty that Clear Creek County has to offer. And as Jan Ziman suggested in her e-mail dated 2 August subject: Citizen Led Economic Summit (attachment 3), think out of the box and form a volunteer "citizen led" effort to brainstorm proposed economic solutions. Build on what the county already has in place and has to offer, such as restoring the Georgetown loop to the fullest as was mentioned in the 30 July meeting. Develop more interest in attracting tourists to the mining history and on-going production. Develop more fully hiking and bicycle trails as has been successfully done in Summit County. And there are many other possibilities.

5. **Simultaneously generate plans for Empire Junction and Henderson.**

As I noted previously, the only stated "need" for developing the Floyd Hill Gateway Plan is to prepare for the eventual closure of the Henderson mine. If this is a real need, then it is mandatory to develop Empire Junction and Henderson Plans now as well, since the Level 2 development, as presented, will not equate alone to Henderson tax contribution.

Please provide your position for each of the alternatives presented.

Respectfully yours,

Lawrence D. Lancaster

298 Hy Vu Drive

303.674.4310

Re: Floyd Hill Master Plan

I do not live in the Floyd Hill area but in another area of the County. I don't want to see Floyd Hill expanded into a new town or Level 2. I think we need to concentrate on stimulating the economies of our existing towns. Nor, do I want the financial burden to create or expand services to the area to fall on my plate.

I found it humorous a while back that the Norris design group referred to Floyd Hill as part of the "*western suburbs of Denver*", in a *courant article*. I don't want to see the whole corridor I-70 developed. I believe people from suburbia seek refuge in the mountains and we can provide that resource. I also think we need to continue the Master Plan statement that Floyd Hill should provide for substantial open space, wildlife movement and attractive entry to the county.

If there are any new proposed land uses, they need to be compatible with the existing residential uses, so they are "good neighbors" and Buffers need to be in place to maintain community separation.

Keep in mind the CCC Master Plan 2030 is a "living document". As being a "living document" and circumstances change, we have the right to reverse the previous goal of the area to be build out and now down zone per say. We now are choosing to reverse the statement in the 2004 document which stated this area was a significant area for future development. Now, we are choosing to keep this as predominately residential area with the existing commercial zoned area but nothing more.

On another note, I find that the Floyd Hill Master Plan is nebulous, as is our County Master Plan. Master Plans are just a philosophical backdrop and not yet an instrument to control, and yet depending on who is speaking, it can be held as truth if you listen closely. When it actually comes down to using it as a tool to guide us in development decisions, its interpretation of which goals are significant is in "the eyes of the beholder". When development proposals actually come to the table, either side can site goals that met or not met to support their position. I find from my experience, "economic diversity, vitality and bliss" wins out over the citizen's right to protection of health, safety and welfare, in many cases.

There was a citizen survey done in 2002 for the County master plan. It clearly states how we want the direction of the county to grow. The citizens want "directed growth"; with the public sector leading the efforts but to include the private sector in addressing the impacts of growth and development. Not developers, the private sector or the county taking the reins. 73% rated "overall

growth” as “about right or too fast”. One of the top 2 reasons that might cause residents to leave was growth and change in the region. Why we moved to the county is because of “peace, tranquility, views and natural beauty”. In development preferences, the majority said the combination of smaller lot developments should be near towns with large lot developments (20 + acres) in rural areas. Floyd Hill is not near a town.

It is obvious that the citizens of Floyd Hill feel they have been bamboozled from witnessing the meeting at the fire house July 30th. Now that the 3 possible scenarios have been identified for the benefit County, you might as well take a pencil out and erase the most extensive buildout, Level II, from the drawing board. The citizens don't want it. I don't know how they could possibly accommodate all the identifying desires in the space that is given. .

Regarding specific parts of what I was able to review in the Floyd Hill Plan. Here are a few comments.

1.

metropolitan Denver. Rugged and historic, Clear Creek County has been committed to maintaining its history of vast open spaces, canyons and mountainous terrain, mining and natural resources, wildlife and nature, and the charm of its small towns and unincorporated communities. In 2004, the County completed its 2030 Master Plan, which studied County-wide goals and objectives, including existing growth patterns, transportation and housing needs, utility infrastructure, and concepts for the future. Key issues identified in the 2030 Master Plan included the expansion of the economic diversity and tax base of the County while simultaneously preserving its natural beauty and rural character, and accommodating development and growth in unincorporated County areas that are without municipal water or sewer service. As part

In Chapter 1 of the 2030 CCC Master Plan, here are some other County- wide goals you left out.

Chapter 1. Foundations of the Master Plan

Natural and cultural resource shall be identified, conserved and protected. Environmental quality and impacts shall be considered when evaluating changes inland use.

Master Plan shall support logical settlement patterns that reflect the character of a “mountain environment”. Proposed land uses shall be compatible with adjacent uses and help create sustainable

communities. Principles and policies shall be used to protect existing uses from adverse impacts that new uses are “good Neighbors.”

Buffers shall be encouraged between incorporated communities and mixed use development areas to maintain community separation. Property rights within these buffer areas must be respected, as in all situations.

Adequate public facilities and services shall be provided concurrent with development. If adequate public facilities and services are not available at the time of development, the developer will have several options. Wait for facilities and services to be improved, finance needed improvements or select a different site. In some areas, reducing the density of the project may also be an option.

2.

The word “gateway” included in the master plan title is a fitting one, as Floyd Hill is the eastern entry point to Clear Creek County along I-70, a primary travel route for the movement of the County’s residents, goods, and services. During discussions with

Other key goals in the Master Plan manual were to preserve Floyd Hill as Open space.

Page, 4-39 states; "The plan for Floyd Hill should provide for substantial open space, wildlife movement and attractive entry to Clear Creek County".

See also all of page 4-40.

Page 6-3," The CCC Open space should continue their efforts to procure open space within this area. Opportunities include current County owned land and privately owned land." AND "build on the public open space that already exists with the CCC high school." "Preserve the natural setting of the area."

3. Regarding the overlay discussion, please include not only the effective wildlife habitat, movement routes, lambing but also residence buffers between mixed uses to provide community separation and nuisances like noise, pollution and light.

4. Open Space and development must be balanced. It needs to mutually benefit man and nature and not turn out to be that the migration patterns of wildlife are squeezed in between a RTD station and a movie theater. SEE MY ATTACHMENT IN THIS EMAIL.

Common Goals

- Development should not exceed what the market will allow
- Open space and development must be balanced
- The rural feel of the community should be maintained
- Development should serve the needs of the community, rather than motorists or tourists
- Alternative modes of access should be explored, including rail, bus, and trails, to Evergreen / El Rancho and Idaho Springs
- Floyd Hill's location as a "Gateway" should showcase the natural beauty of the County
- Community amenities should be explored, such as a recreation center and trail linkages

In closing , we need to be mindful of our development decisions. Our natural lands can never be returned to their natural state. I do not want to live here if the entire I-70 corridor is developed . I will no longer have any respect for the county officials again. Once our natural lands are gone, they are gone for ever. **We the citizens value our County moto of "the right to be rural".**

Jan Ziman,

2895 Fall River Road

Elena Scott

From: Cyndie Ruschmyer [cruschmyer@co.clear-creek.co.us]
Sent: Monday, August 03, 2009 8:06 AM
To: Frederick Rollenhagen
Subject: FW: Floyd Hill Sub-Regional Master Plan

From: yoyosister [mailto:yoyosister@mac.com]
Sent: Friday, July 31, 2009 3:21 PM
To: Cyndie Ruschmyer; Harry Dale
Cc: jdurham@norris-design.com
Subject: Floyd Hill Sub-Regional Master Plan

My name is Linda Browning and I live on Floyd Hill. I have attached my public comments regarding the Floyd Hill Gateway Sub-Regional Master Plan as presented at the July 30, 2009 public meeting and posted on the web site.

Floyd Hill Gateway Sub-Regional Master Plan Comments

1. As the market study showed that proximity to the highway would not necessarily favor the success of retail businesses, the study concluded that multi-family housing would be a better idea for land development at the Floyd Hill "Gateway." How does low-income or any multi-family housing enhance the "Gateway" to CCC? Open space, low impact business parks, deer, elk, ponds, green, wild flowers, and vistas would certainly be more attractive as an introduction to CCC with minimal low impact businesses in the 40 acres zoned for that purpose.
2. The Level 2 Development Plan is so undesirable to the entire constituency/public and impossible with the huge costs for infrastructure to support that level of urbanization, it should be treated separately under the alternatives. The description of Level 2 essentially creates a new town of Floyd Hill that will drown out Idaho Springs & other commercial areas. The idea to have it in the document to identify that a Level 2 type of development would have such negative impact and cost, is an excellent idea for future planning and documentation. There is nothing in the study/market analysis that supports Level 2 and that should be clearly stated - why it is even in the plan - a cautionary approach should be more clearly stated.
3. With no infrastructure or money in place to develop FH it makes no sense why it was chosen over Empire or Dumont where infrastructure and commercial development are already in place for enhancement. FH should be last not first. The Gateway should be something to enhance what the county's natural environment offers and why travelers don't need to go through the tunnel to Summit County and should stay close to home to have the same natural experience. Urbanization, retail, multi-family homes does nothing to attract anyone to CCC for an outdoor experience as they fly by to spend

their money in other parts of Colorado. It seems the attraction is being driven by developers. Better justification is needed as to why FH was first.

4. Future public meetings need to be entered on the CCC web site for all to see, as well as the current methods of notification like HOA and newspaper. The July 30 meeting was not on the web site. The entire schedule for comments and action should be on the web site relative to the FH and future sub-plans. It is not the responsibility of HOAs to make public notice of CCC public meetings.
5. Documents should be released in advance of public meetings so that the constituency can be better informed and facilitate efficient and knowledgeable discussions. Choosing summer and short response time frames when many people are oriented towards vacations and family and are less available, does not help constituent knowledge or participation and ultimately consensus. The logistics of meetings/discussion comes as a design for secrecy not a public process.
6. County officials who are participating at public meetings should be identified or introduced. The consulting firm making the presentation should not be put in a position to respond to comments/questions that are under the purview of the county.
7. CCC is one of the most beautiful natural settings in the State. Recreation should be the focus of future developments in the “Gateway” not congestion with retail and convention center type land development. A good start would be a tourist center to showcase what recreation is available and that leads visitors further into the county to take advantage food, lodging, and retail where it exists or can be further developed in places like Idaho Springs, Empire, Dumont, and Georgetown where these amenities exist and can be expanded. Use federal recovery/stimulus money to develop the recreational aspect and launching point (i.e. at the “Gateway”), county-wide infrastructure needs (roads and green utilities), and various services so the natural resources in CCC are not compromised because of a desperate need to fill the CCC treasury.
8. FH should not be destroyed to accommodate housing needed for the Gilpin gaming communities – Gilpin county should provide their own housing.
9. The study does not clearly discuss impacts on Idaho Springs and other communities if all the wish list of commercial development for FH is implemented. It is not unreasonable to be discussing why Idaho Springs should be receiving the face lift for commercial development vice destroying the natural beauty of FH – it is only 4 miles further into CCC.



Name: Susan Brown

Contact Information (email / phone): sbcognac@aol.com

Comments:

- 1) Water is an ongoing issue in Colorado. How will this impact the homes already in the area? New wells?
- 2) Keeping the character of Floyd Hill & Clear Creek. This is a unique area - over-development will take away what makes the area special.
- 3) Independent businesses. Do not make this like every other area that gets developed - same fast food, etc.
- 4) How to develop and support businesses in Idaho Springs & Georgetown - not competing with each other.
- 5) Promote recreation & the outdoors. People come to this area because of the recreation - getting away from urban areas.
- 6) Concerns about Level 2 development plan and the large numbers.



Name: STEVE WAKEFIELD

Contact Information (email / phone): STEVEJ.WAKEFIELD @AOL.COM
303-249-9416

Comments:

THERE HAS NOT BEEN A DEQUATE INPUT
FROM RESIDENTS. THERE HAS NOT BEEN
ADEQUATE TIME FOR INPUT.

LOOK AT THE ~~DEBACHE~~ & MISTAKES
MADE AT THE 285 CONIFER CORRIDOR,
THIS IS A PRIME EXAMPLE OF URBAN
SPRAWL AT THE EXPENSE OF TH LOCAL
HOMEOWNERS.



Name: John Dobel

Contact Information (email / phone): john@thedobels.com 303-679-6312

Comments:

1. If you're going to present to a room full of people, stand in the back when you're setting up to see if you can read the screen.
2. The "demand" forecasts are key to the alternatives. It would have been helpful to have the market forecasts at the meeting to describe their methodology and defend their findings. Level II particularly seems to be based on supply saturation (max buildout) rather than a demand forecast, but without the methods and assumptions we don't know. The market study was not on the web earlier today.
3. Response to affordable housing. Affordable means high density, it belongs in the existing towns and cities, not the rural communities.



LINDA BERTEAU

Name: _____

Contact Information (email / phone): MUSIC CATS 420 @ ECENTRAL . COM

Comments:

ONCE YOU ANSWER MY CIGARETTE QUESTIONS
I'LL ASK MORE QUESTIONS. I WILL ^{RE} E-MAIL
MY CIGARETTE QUESTIONS TO YOU TOMORROW



Name: _____

Contact Information (email / phone): _____

Comments: NO AFFORDABLE HOUSING

So who is telling you to put Level 2 into the plan? Who is ~~steering~~ steering your work?

Who in Clear Creek County? Who would recommend level 2?

Who selected this area? Who called it the Gateway?

Who wrote this 2014 plan?

→ But why isn't there a plan for Lake Springs of Georgetown?

Do you publish the plans for stimulus money anywhere? For the 75mil you requested.

Then call it the Master Option not the Master Plan.

or a Feasibility Study



Name: PAUL WISNIANK

Contact Information (email / phone): 3-679-0573

1, 2 - well presented. ~~But - no concrete steps or ~~any~~ decision~~
Comments: ~~makers to talk~~
1, 5 - nothing new - all in plan to start with to

1. WHY IS FLOYD HILL 'Pressured for Growth',
specifically. Other ways to resolve?

2. Concern for how much power the 'county' would
have if certain groups or individuals would
'their way' (\$) and what's pressuring it.

3. Water needs still improved.

4. What checks and balances - democratic
are available and would be involved
when or if decision is made to build
50 unit apt house (for example).

5. WHAT other documents needed to
complete example in # 4.

6. Aesthetic effect -
go see current 'new shopping mall' being built
on lookout Mtn / below CABRINI shrine. - yuk.

7. CDOT/FTA should be involved 1st - what if
not enough room for both.



Name: _____

Contact Information (email / phone): _____

Comments: Clarification needs to be noted that the market survey was based on a regional study by DRDOG and isn't intended to be used on a specific small scale such as Floyd Hill. It's misleading and needs to be explained.

AFFORDABLE HOUSING needs to be located in towns where the jobs are where existing infrastructure exists—!!



Name: PAUL BERTEAU

Contact Information (email / phone): MUSICATS420@CENTRAL.COM

Comments:

I STILL WONDER WHAT FORCES WERE AT WORK IN
EVEN COMING UP WITH THE CONCEPT OF LEVEL 2?

IT IS SO RADICALLY DIFFERENT FROM BASELINE AND
LEVEL 1 THAT IT DOESN'T FIT. I THINK THERE
SHOULD BE TRANSPARENCY IN THE PLAN TO REVEAL
THE (EXTERNAL) INTERNAL FORCES THAT DRIVE LEVEL 2,

THE COUNTYWIDE MASTER PLAN CALLS FOR PRESERVING THE
NATURAL SETTING OF FLOYD HILL. HOW CAN A DEVELOPMENT AS
DENSE AS LEVEL 2 ACCOMPLISH THAT?

<http://www.co.clear-creek.co.us/Projects/Floyd Hill/FH Master-Plan.html>

Clear Creek County Planning Department Fax: 303-569-1103

Fred Rollenhagen, Planning Director: frollenhagen@co.clear-creek.co.us

Elena Scott, Norris Design: escott@norris-design.com



Name: OMER HUMBLE

Contact Information (email / phone): omrb@myway.com 303-567-2888

Comments:

a lot of good work has been directed toward this project.

The presentation on 7/30/09 was well done

HOWEVER -

The plan should have been made available to the public a week or two before this presentation!

The process has been ongoing for years, why short circuit the process at this point?



Name: CARRIE MIDDLETON

Contact Information (email / phone): middleton.carrie@epa.gov

Comments:

Though the wetland areas are "minimal" per the handout (page B), they can be seriously impacted by development. The impacts to the Beaver Brook and related tributaries need to be seriously considered. (Page D) - "encourage design that maintains the natural hydrological cycle..." - this sounds like a revealing piece of information (see the Clear Creek Courant article on the FHMP and all the secrecy) - what exactly is the plan? To steamroll the current residents' access to water with buyouts and other unscrupulous means?

I think most people would like more honesty and less secretive actions regarding FHMP, ESPECIALLY regarding WATER, wildlife, suburban sprawl, crime, and traffic.



Name: Etta Satter

Contact Information (email / phone): earthsong-pottery@earthlink.net

Comments:

I question the veracity of the "market" analysis that indicates a level 2 scenario is feasible now or in the future. Development on FH would compete with other centers in Clear Creek County which already have extensive vacancies and historically have struggled to maintain viability.

Traffic patterns move into Dower/Evergreen and do not move backwards. FH is not a viable "town"

There is no "market demand" on FH! Yet, repeatedly the assumption is made that there is a demand - this is fiction, a faulty assumption! There must be triggers to demonstrate a need for more development and the impacts on the County as a whole. Due diligence must be done and it has not as yet in the planning. There is no justification for the scenario for level 2 and the criteria for such a need must be spelled out in advance.

Infrastructure costs have not been fully researched. High density would be necessitated with high cost infrastructure, regardless of need - an unfair demand.

<http://www.co.clear-creek.co.us/Projects/Floyd Hill/FH Master-Plan.html>

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Fred Rollenhagen, Planning Director: frollenhagen@co.clear-creek.co.us

Elena Scott, Norris Design: escott@norris-design.com



Name: _____

Contact Information (email / phone): _____

Comments:

- Please don't make the CCC residents bear the cost of bringing water to the hill. Developers should bear the cost of needed infrastructure to support new development (as is the case in other counties, cities, & states).
- Please don't make the CCC residents bear the cost of rapid transit. Businesses who will benefit from improved transit should bear the cost - ski industry, new developments & businesses, truckers, tourists, Exempt residents from this cost.
- Identify the Revenue being lost from the mine so it is well known what the county needs. → to CCC residents

http://www.co.clear-creek.co.us/Projects/Floyd_Hill/FH_Master-Plan.html

Clear Creek County Planning Department Fax: 303-569-1103

Fred Rollenhagen, Planning Director: rollenhagen@co.clear-creek.co.us

Elena Scott, Norris Design: escott@norris-design.com



Name: Lisa Pettitt

Contact Information (email / phone): pettitt_lisa@yahoo.com 303 679 2860

Comments:

I urge you to have a foreword/note in Final Plan acknowledging the 2 "sides" in the Steering Committee, their interests, requests and how the Master Plan was written to remain neutral. Without an awareness of this context, future readers of the plan may assume a neutral context of the Steering Committee - this would be a disservice to both SC interests in the long run.

I add my support for an open space gateway, with a less than baseline alternative → perhaps this could also be in a foreword/footnote with the caveat mentioned at meeting - that it is a desire with rezoning although couldn't be fully included given legalities.

http://www.co.clear-creek.co.us/Projects/Floyd_Hill/FH_Master-Plan.html

Clear Creek County Planning Department Fax: 303-569-1103

Fred Rollenhagen, Planning Director: frollenhagen@co.clear-creek.co.us

Elena Scott, Norris Design: escott@norris-design.com



Name: Dave Kenney

Contact Information (email / phone): dkenney@efficientforms.com

Comments:

It was unfortunate that the plan wasn't made available to the public prior to this meeting!

Much of the discussion was very defensive on the plan and specifically the "Level 2" plan. You defend that it is feasible in 30 yrs. While I question whether it is truly feasible. Was it considered to suggest in the plan that it clearly is not feasible because of the required logical phasing over time that it becomes impossible to ever bring water up to the hill because the need for water happens long before enough development happens.



Name: BEN ROBERSON

Contact Information (email / phone): CARPENTERISEN@AOL.COM

Comments: 303-475-7504

[Handwritten scribble]

EMERGENCY ACCESS? SAWMILL COURT?

OR SAWDUST COURT, WHAT TYPE OF

ACCESS? SAWDUST COURT IS MY BACKYARD

IT IS A DEAD END ROAD W/ TWO

HOUSES CURRENTLY.

VERY CURIOUS

[Handwritten scribble]



Name: Heidi Gerding

Contact Information (email / phone): HelgASW@Hotmail.com

Comments:

If Clear Creek wants "Floyd Hill" to be the "Gateway" to the county. Put up a nice sign and be done with it! Use resources to improve the existing facilities and towns along I-70 like Idaho Spring, Dumont and Georgetown. Make these areas viable, and improving the quality of life and Standard of living in the county.

http://www.co.clear-creek.co.us/Projects/Floyd_Hill/FH_Master-Plan.html

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Fred Rollenhagen, Planning Director: frollenhagen@co.clear-creek.co.us

Elena Scott, Norris Design: escott@norris-design.com

over →



Name: David Kenney

Contact Information (email / phone): dkenney@efficientforms.com

Comments: Was there any thought given to a less than "Baseline"? For example purchase of meadow by Clear Creek LLC and or Malb for open space.

Changing zoning is considered for level 1 and level 2 so it seems logical to include a less than baseline plan option.

Also this seems logical because there is significant interest by org's to buy for open space areas on Floyd Hill. If this happens the plan will be obsolete quickly.



Name: ALLISON GUYTON

Contact Information (email / phone): allison@guytondental.com

Comments:

It is our understanding that the
permitted building ^{possibility} across from
(Nat'l Geographic Maps) expires
in 2010 - is this accurate?



Name: Patricia Lewis

Contact Information (email / phone): 303 567-2681 Elenalewis@MSN.COM

Comments:

1. There have been 3 restaurants on Floyd Hill in the years we have been here. None has survived. So how would a "coffee shop" survive?
2. Hotels use too much water / waste than are reasonable here.
3. Ditto with Apartments
4. 2 & 3 would increase transportation issues, the County does a poor job of caring for the existing roads.
5. Phases for the Levels would be helpful. Along with time lines.
6. No gambling on Floyd Hill!
7. Who are the unnamed / unknown entities driving all this?
8. We also have a number of electrical black-outs on a regular basis in winter, or any inclement (or) weather. Do we really need additional loads on utilities?
9. Keep in mind that the residents opposed (for many years) building homes on the top of Floyd Hill. Now that the building was approved - the Board cannot ever complete what he started, let alone fulfill the plan he had been proposing. Do we really want sky-by-night, pie-in-the-sky building here?

http://www.co.clear-creek.co.us/Projects/Floyd_Hill/FH_Master-Plan.html

Clear Creek County Planning Department Fax: 303-569-1103

Fred Rollenhagen, Planning Director: rollenhagen@co.clear-creek.co.us

Elena Scott, Norris Design: escott@norris-design.com



Name: Jane - steering committee

Contact Information (email / phone): _____

Comments:

I have a problem with the steering com. being blamed for the community not getting information - particularly on the announcement of this meeting!



Name: Jayce Chenarue

Contact Information (email / phone): jcheny2002@yahoo.com

Comments:

Floyd Hill has never in the past been able to sustain even the business buildings in present existence. What makes you think that any further development could possibly support the cost to bring water up here.

Level two should not be in the plan. There is no provision for when it will be used or not used and ~~it~~ is NOT supported by the residents.
There is no consensus!



Name: Susanne Dobel

Contact Information (email / phone): ~~3 602~~ desertdawn@hotmail.com

Comments:

- If I only needed to read the plan online, why have the meeting? I expected answers and details that I didn't find in the plan.
- You spent most of the meeting defending the plan ~~not~~ and your part in it instead of focusing on the goal of the evening.
- The plan was much too vague and missing a lot of detail
- Presenter deliberately avoided answering certain questions - I saw her wink at John saying they couldn't calculate the # of units authorized by the water treatment plant - How do you think that affects your credibility or the plan?

This is a very sensitive issue and the final steps aren't being handled well.

http://www.co.clear-creek.co.us/Projects/Floyd_Hill/FH_Master-Plan.html

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Fred Rollenhagen, Planning Director: rollenhagen@co.clear-creek.co.us

Elena Scott, Norris Design: escott@norris-design.com



Name: Renee Botta

Contact Information (email / phone): 303 679-0100

Comments:

Why do think there is such a high potential for commercial development when in the past 15 years the Technology park and other commercial projects have not done well (except the Antique Store, which has a national customer base)? It looks like you are expecting 6 to 7 times current levels in the next 10-15 years that seems incredibly unreasonable to me. And unwanted in the community even if achievable.



Name: RONALD STECHER

Contact Information (email / phone): MENGIAMIA@YAHOO.COM

Comments:

THE PLAN MUST STATE THAT ANY LEVEL OF DEVELOPMENT BEYOND THE BASELINE IS IN CONFLICT WITH THE 2004 COUNTY MASTER PLAN.

QUESTIONS AND COMMENTS

To the

FLOYD HILL Gateway MASTER PLAN INFORMATION, June 30, 2009

My name is Lawrence Lancaster. My wife, Gail, and I have lived in Hyland Hills since early 1968. I am a retired aerospace engineer and my wife is a retired art teacher.

We chose to live where we do because of the beautiful, open rural environment teeming with wild life: we did not wish to live in an urban situation. As delineated in the Clear Creek County Master Plan 2030, dated January 15, 2004, 87% of the population growth from 1990 to 2000 was in the unincorporated areas of Clear Creek County, notably Upper Bear Creek and east of the twin tunnels. I suspect all, if not most, of the people chose to live in these areas was for the same reasons as we did, beautiful scenery, fresh air and quiet. When we moved here the area under discussion zoning was acceptable to us. But now Clear Creek County is changing the rules in the middle of the game. The Floyd Hill Gateway Plan identifies potential usage of the area of interest, but it does not address the need for any development. I have four questions: Two dealing with the process and two dealing with the proposal.

- I. The Floyd Hill Gateway Plan acknowledges the parties that participated in the Plan development: Steering Committee, County Staff, County Commissioners, Consultants, Transportation Planning, Civil & Traffic Engineering, and Market Assessment. The Plan does not identify the Chairperson of the activity nor of the Steering Committee. Only one city in Clear Creek County is represented. The Plan also does not identify where the agendas of meetings, minutes, action items and resolution of action items is documented. Identifying chairperson and the fore mentioned documentation is accepted parliamentary procedure.

My question is who were the chairpersons? Why was Idaho Springs represented? If Idaho Springs included in the Steering Committee, why was not Georgetown, Empire, etc.? Where may the public find the fore mentioned documentation? Where is the Focus Group same information documented? If the documentation is not available, then I respectfully request that the Floyd Hill Gateway Plan be made null and voided.

- II. The Floyd Hill Gateway Plan states "The ultimate objective.....process was to create a document that has consensus from the varied stakeholders." The definition of "consensus" is: Collective agreement, general agreement, and majority opinion. What was the process to obtain consensus?
- III. As noted in the Master Plan "What has not yet happened, but is viewed as inevitable, is the closing of the Henderson Mine". This is the only need identified for developing the Floyd Hill Gateway Master Plan. There are existing historical cities that have existing infrastructure and have ingress and egress to the two major highways through the county. Currently, these cities are not commercially, fully developed and operational providing tax revenue. It appears that an

integrated plan by Clear Creek County and the respective cities to develop these cities to the fullest extent is what is needed. Financially developing these cities to the fullest would be cheaper, faster and have less impact on the county as a whole than developing Floyd Hill, Empire Junction or Henderson. When the time occurs that existing cities are commercially fully developed, then Clear Creek County could consider further commercial development, but not until then.

My question is what is the commercial need to develop Floyd Hill? Where is this documented?

- IV. As written Level 2 is a signed, open check to allow any development that is chosen. What is the criteria to implement level 2? Who are what decides?

Elena Scott

From: Linda & Paul Berteau [musicats420@ecentral.com]
Sent: Thursday, August 06, 2009 11:27 PM
To: Frederick Rollenhagen
Subject: Reaction and queries to the Executive Summary presented at the 7/30 Floyd Hill Master Plan meeting
Attachments: FHAPOA minutes 3-24-09.doc

1. If I had known that the purpose of the Master Plan was to create more development at the base of Floyd Hill than what the area is currently zoned for, I would have crusaded for the \$150,000 appropriated for the Master Plan be devoted to County roads, or law enforcement, not the hiring of a consultant to conduct a Master Plan which is not enforceable, and promotes additional unwanted and unsubstantiated development. I believe my neighbors feel the same way. The purpose of the Master Plan promoting more growth than what is currently zoned was never disclosed to the public. I'm not claiming that this non-disclosure was deliberate. However, it certainly wasn't obvious to the average taxpayer. The majority of citizens living in Hyland Hills, Beaver Brook Canyon, and Saddleback Mountain would favor less development than what Clear Creek County has zoned. This could be easily substantiated by a survey or vote.
2. Page A: Process: "The ultimate objective of the Floyd Hill Master Plan (FHMP) process was to create a document that has a consensus from the varied stakeholders". It was quite obvious from the 100+ citizens who attended the 7/30/09 Master Planning meeting that a consensus of the stakeholders has not been reached. Therefore, the objective of the FHMP has not been realized. It is not appropriate to publish a document which has not met it's "ultimate" objective.
3. The Executive Summary does not outline the "existing and future market demand" nor the source of the assumptions for demand. The "cost for expansion" is not defined, nor are the pros and cons of each scenario: baseline, level 1, or level 2. "This master plan process provided the County and Floyd Hill stakeholders the opportunity to be proactive and set their own goals for growth, identity, and its future,..." Ten days is not a reasonable amount of time for citizens to read the 188 page document and respond to it after waiting 1.5 years. I am reading the current Plan and will react to it, as I hope my neighbors will. I don't feel I had a reasonable time frame for absorption and input. No surveys were done to assess identity or consensus. In fact, the draft plan said the residents of Floyd Hill have no identity. I am pleased that this flaw was remedied.
4. page B "Due to Mountain Pine Beetle Infestation in Colorado, there is potential that all of the Lodgepole Pine in the area will be dead within 3-5 years..." Ben Pfohl, Colorado State Forester, spoke at the 3/24/09 Floyd Hill Area Homeowners Meeting. He stated all mature Lodgepole pines were likely to die of the mountain pine beetle infestation in the next 2-4 years. The disease does not attack trees less than 1" in diameter. See attached meeting minutes.
5. Page C Please site reliable sources that substantiate the statement "...the amount of market demand and development potential exceeds the capacity of the existing wastewater treatment facility."
6. Three water districts currently served the project area. Why aren't these sources of water considered for development at the base of Floyd Hill. It appears the only option being promoted is to pipe water in from Idaho Springs, which was soundly voted down by the citizens of Idaho Springs 4/8/09 by a resounding vote of 437 to 154.
7. "Travel demand along the I-70 corridor is expected to increase over the next 25 years." How much? What is the source?

8. RMRA - what does this stand for?
9. Collaborative Effort Alternative Agreement calls for a third westbound lane to be added west of Floyd Hill through the Twin Tunnels..." When is this predicted to be built?
10. Page D. The Master plan "evaluate a variety of development options that might occur." Why was a **no growth** option not considered?
11. Conduct a further study to determine if adjacent districts can provide water to future development at Floyd Hill. Additional well water quality would be analyzed..." Yes! This is needed
12. Investigate further the legal and zoning implications of utilizing City of Idaho Springs (or other municipalities) as a water source. The question of legality, and cost of getting water to Floyd Hill is needed before development can take place. If there is no water, there can be very limited development. Why was this information not gathered as a part of the Master Plan study? The study promotes growth before the needed infrastructure is determined to be cost effective or realistic. Isn't this putting the cart before the horse?
13. Page E: What is an "Overlay Zoning District"?
14. "Implement a forest management plan specific to Floyd Hill to address wildfire potential..." This is more important with the advance of the Mountain Pine Beetle tree accelerated death rate.
15. "Pursue a detailed economic impact analysis, including an analysis to all taxing districts for each scenario..." This should have been a preliminary done before the start of the Master Plan or at minimum as a part of the economic analysis -- not an addendum to it. The market analysis is the weakest part of the Master Plan. It's assumptions are not substantiated, which makes the rest of the Master Plan of limited value.
16. "Work with landowners and agencies to design and construct new egress and access roads" for safety. Combine this with "Maintain and enhance the existing emergency egress route at Pat Creek, south of the study area." and "Sign and maintain the secondary emergency vehicle egress route at Sawmill Court..." Yes!
17. "Adopt a County standard for a maximum number of residential units that may be constructed off a single point of access." Most Counties have this. Why doesn't Clear Creek?
18. Work with CDOT to ~~provide~~ consider a westbound off-ramp at the mile marker #247 interchange." A cost/benefit analysis needs to be done before the feasibility of this can be considered. I expected this analysis to be a part of the Master Plan. This is yet another disappointment of the Master Plan.

I am looking forward to your specific responses to each of the points above.

Linda Berteau
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COMMENTS/QUESTIONS/FEEDBACK REGARDING
THE FLOYD HILL GATEWAY SUB-REGIONAL MASTER PLAN

Submitted by:

Paul and Linda Berteau
957 Aspen Drive (Floyd Hill)
Evergreen, CO 80439

Thank you for the opportunity to comment on this Master Plan (FHMP).

Before we comment, we extend our gratitude to the Steering Committee, the Clear Creek County staff and the Consultant Team for their dedication to and hard work and focus on this plan. This has been a long and arduous task and we commend you for staying the course.

A plan helps to develop a future guidance or road map and should look at as many scenarios of decisions and actions as possible and practical. These scenarios should also include the possibility of “doing nothing.” A plan can either reveal possible outcomes to the planner or it can be designed to fit a desired outcome. We believe the latter to be true in this plan and that is a disappointment. It is apparent to us that the FHMP started with the premise of “let’s develop Floyd Hill” and worked backwards from there to make sure the plan supported that premise. This is akin to starting at a destination and drawing a map back to the beginning point. That’s making the plan fit into a predetermined vision.

The FHMP states that the “ultimate objective of the planning process was to create a document that has consensus from the varied stakeholders.” We attended the charettes and the public meeting that was the draft plan’s unveiling and we feel we are FAR FROM any level of consensus.

We suggest that this is because of the egregious nature of both Level 1 and Level 2 development and the lack of a fourth option, which would be “less than” the Baseline Plan, as presented. It was explained that we must start at the Baseline Plan, because that is what is already approved. Yet, both Level 1 and Level 2 require major zoning changes, etc. to accomplish. This would appear to be no less unreasonable than the efforts required to “lower” the current zoning decisions, etc. The FHMP Baseline Plan is, in and of itself, too great a level of ill-advised development for me. Level 1 is ridiculous and Level 2 is preposterous.

The existing county-wide master plan calls for preserving the natural setting of Floyd Hill. This cannot be done, even with the Baseline Plan, and certainly not with Levels 1 or 2.

The FHMP states that this master planning process provides stakeholders the opportunity to be proactive and set their own goals for growth. The growth goals set out in the FHMP are certainly NOT our goals, as stakeholders! The message from the residential stakeholders has been loud and clear – balance development and open space and promote and preserve the natural beauty of Floyd Hill. This plan does neither!

We have a myriad of questions, presented as follow, in no particular order.

The market analysis is poorly done and incomplete, lacking in appropriate quoted sources and relevant data. There aren't enough people on Floyd Hill to support anything like the market analysis for commercial development. Why do you think there is such a high level of commercial market potential when, over the past 15+ years, only a small percentage of development has been achieved? Less than 30% of approved commercial projects have been built and much of that has not been steadily occupied. It has also been shown that people aren't going to get off I-70 to access opportunities on Floyd Hill. Traffic heading west is just breaking free of commercial development when they get to Floyd Hill. The last thing they want is to stop for more commercial development. Traffic heading east is just gaining the freedom of three eastbound lanes and is making up for lost time and ignoring Floyd Hill as they rush to get back to Denver.

We think the costs of commercial development, especially the cost of bringing water to Floyd Hill, are seriously understated. The circle is vicious. The only way to justify the costs of bringing outside water to Floyd Hill is to develop at least to Level 2 and maybe even beyond that. Those costs simply cannot be borne by any close-to-reasonable level of development.

Paul asked two questions at the public hearing and I ask them again here, as I felt the answers were incomplete, at best. Level 2 is so radically different from Level 1, why is it in the plan at all? Please consider, at a minimum, revising the plan to include only the Baseline Plan and Level 1. Level 1 is not sustainable and probably impossible; so I don't know what that makes Level 2! In fact, Level 2 is so different, it would appear to be taken directly from some developer's plans. It's hard to believe that the consultants just "came up with" such a ridiculous proposal. I think the plan should be transparent as to the source of this suggested level of development. Who benefits from Level 2? Certainly NOT the residents of Floyd Hill! Level 2 is just listed with the other alternatives. The plan should have guidance about when to consider one or another. Otherwise, what's to prevent developers and a county that's desperate for revenue from focusing only on Level 2?

Clear Creek County is populated mostly by people who voluntarily left the urban environment. Why would we ruin this value for the county by urbanizing at the level of even Level 1, particularly at the entry to our county? Even the "urban centers" that already exist in the county (e.g., Idaho Springs, Georgetown) come nowhere close to the density of even Level 1 and Level 2 is out of the picture.

The most pertinent comments made at the public hearing were that, rather than look to Floyd Hill for new development as part of a potential future plan to solve budget problems within Clear Creek, focus on the areas that are already developed as commercial centers (again, e.g., Idaho Springs, Georgetown) and let's look at innovative ways to minimize urban-style development on Floyd Hill, yet maximize both adequate, fair-share revenue generation and a balance of low-grade, environmentally-responsible and appropriate development and preservation of natural beauty.

One final comment. we are appalled that, while the document has been in preparation for over a year, we had less than one month to read, review and provide comments? That has all the makings of a ramrod, foregone conclusion, rubber-stamp process to us.

Thank you for the opportunity to share these comments.

Linda Berteau

Comments in RED

Introduction

This Market Assessment for the Floyd Hill Master Plan (FHMP) contains findings, observations, and conclusions related to the market feasibility of development in the FHMP study area. As part of the analysis, the Market Assessment projects market potentials for residential and commercial development in the FHMP area in the short-term (5 years), medium-term (15 years), and long-term (up to 30 years) time frames. The Market Assessment is intended to inform options for the FHMP effort from a market demand perspective. The Assessment evaluates realistic opportunities regarding the nature, extent and pace of potential development in the FHMP study area. The findings should be construed as representing development “potential”, rather than any “required” or “recommended” level of development, since the Market Assessment is one of several sources of input and study in the FHMP effort. The FHMP process as a whole aims to evaluate the best mix of uses in the area, with market feasibility being one of many criteria.

Methodology

In assessing market feasibility, this analysis considers a variety of factors. Because Floyd Hill exists in and is influenced by market forces in the broader region, the report examines development patterns and trends in the broader area which encompasses Floyd Hill, especially the Evergreen / El Rancho area, as well as Clear Creek and Gilpin counties. The analysis also examines site-specific factors at Floyd Hill, including existing and approved development, qualitative factors such as accessibility and visibility from I-70, and market influences rising from nearby areas.

A variety of quantitative data was collected and analyzed for this Assessment, including local and regional trends and projections regarding population, households and employment, and related patterns of residential and commercial development. Data was collected from a variety of federal, state, regional and local agencies and selected private sources **Please provide a detailed list**. Additional qualitative input was collected via interviews with area landowners, developers, real estate brokers, government staff, and other persons knowledgeable of local market conditions. **Please provide a list**. The conclusions are based on RRC Associates evaluation and assessment of the available data and information, utilizing its judgment and experience. **What are Nolan Rosall & David Becher’s qualifications to provide a market analysis for a Colorado mountain community?**

It should be noted that the Market Assessment assumes that water/sewer infrastructure sufficient to serve new development would be planned, provided and phased in conjunction with any such development. Stated another way, it is assumed that the existing constraints in the water supply in portions of the FHMP area (as described elsewhere in this Master Plan) would be addressed by government and/or developers in the future, and that water supply concerns would consequently be alleviated as a limiting constraint on the development feasibility of the area. **This is a MAJOR flaw of the entire project. The development of the base of Floyd Hill is contingent upon there being water and infrastructure to serve this area. Little development is sustainable on well water alone. One of the consultant’s primary roles is to determine the cost of bringing water, sewage disposal, roads, and drainage to the area that would sustain viable usage of the development. Before the type of**

development can be discussed we must know how much money it would cost to bring water (from Idaho Springs, from Beaver Brook, from Golden, or from even farther away to this area? What is the price tag (and legality) of each? If only well water and individual plot sewage disposal are available, what development could survive? Not addressing this part of the marketing study invalidates the rest of the study. Stop and answer this question before going on to the rest of the project. Without water at the base of Floyd Hill, the limited development which could succeed at the base of Floyd Hill would not be sustainable. Hence, we will have another restaurant that fails, another industrial park which is empty.

3

Summary of Key Observations and Conclusions

Existing Conditions in the FHMP Area

Currently, the greater Floyd Hill area (including the FHMP study area plus the residential subdivisions to the immediate south and west) is primarily a bedroom community of low density single family homes, with residents traveling primarily eastward for work and shopping. As such, growth in the Floyd Hill area has largely been a function of a larger pattern of westward expansion of suburban foothills growth emanating from the Denver area, a growth zone which also encompasses the broader Evergreen, Genesee and Conifer areas west of Denver. Much of the land in the Master Plan area is vacant or only partially developed. Limited commercial and institutional facilities exist in the FHMP area, including office and “flex” space serving small businesses, a specialty retail/warehouse operation (Ski Country Antiques), self storage facilities, a church, a fire station, the Clear Creek High School, and other limited uses.

Much of the land in the Master Plan area is vacant or only partially developed.

Development proposals have been put forward and in some cases approved on some of the available vacant parcels, such as the 188 unit Beaver Brook Apartments, **Please mention this land is currently in bankruptcy and has failed to meet the due diligence for water rights.** commercial development at Floyd Hill Crossing, and the buildout of the remainder of the Clear Creek Technology Park. **Please address the vacancy rate of the current 2 buildings in the Technology Park and the reason why the third approved building was never built.** Additionally, development proposals may come forward in the future for other vacant parcels.

In the current Clear Creek County Master Plan, the Floyd Hill study area is designated primarily for “Mixed Use”, i.e. “areas containing a variety of residential, commercial, industrial and public uses” (map 6.1, “Floyd Hill Area Master Plan Map”, in Clear Creek County Master Plan 2030). In addition, portions of the study area on the north side of I-70 are identified in the 2030 County Master Plan as “Large Lot Residential” (single family homes on lots less than 5 acres). I-70 runs through the FHMP area, providing relatively convenient access for local residents and businesses to the Denver metro area as well as to the mountains. In part due to the predominance of vacant land in the FHMP area, as well as the low density and variability of existing development, Floyd Hill arguably currently lacks a readily apparent “identity” **We have defined the “identity” as a rural mountain community (See Master Plan)** as a developed area, other than as a low density residential community.

Approved Developments in the FHMP Area

Following is a summary of approved developments in the Floyd Hill Master Plan area, defined as proposed developments which have undergone development review and approval by Clear Creek County. Note that this summary excludes parcels which have

additional zoned development capacity, but do not have site-specific development plans approved by Clear Creek County.

- Beaver Brook Apartments: Located at the northeast corner of Beaver Brook Drive and the I-70 exit 247 access road, the proposed Beaver Brook Apartments would encompass 188 rental apartments and 42,000 square feet of commercial development on 18.64 acres of land. **Again note that this property is currently in foreclosure and due diligence to preserve water rights has not been adhered to.**

Floyd Hill Crossing: Located on 2.49 acres on the north side of I-70 adjacent to the exit 247 interchange, Phase 1 of the Floyd Hill Crossing development permits a 10,000 square foot building adjacent to the existing 25,000 square foot Ski County Antiques warehouse structure. The new building is permitted to have such uses as retail trade, general offices, and storage of goods. Phases 2 and 3 of Floyd Hill Crossing, consisting of adjacent 3.22 and 3.29 acre parcels to the east of Phase 1, do not have specific proposed development patterns, and any structures on Phases 2 and 3 are required to be connected to a public water supply system.

- Clear Creek Technology Park: Located on the north side of I-70, the Clear Creek Technology Park is approved for 100,000 square feet of office / flex space in four buildings, plus an emergency services facility (i.e. the existing firehouse). Two of the four buildings, encompassing approximately 50,000 square feet, have been built, leaving approximately 50,000 square feet remaining to be built. **Note current number of clients and % of square footage which is empty. What kind of businesses currently lease here?**

General Factors Affecting Development Potential in the FHMP Area

Growth of the Denver Metro area and the broader Evergreen area is anticipated to continue in the future, and provide the primary support for potential future growth in Floyd Hill. Based on projections by DRCOG, the broader Evergreen / Floyd Hill / Idaho Springs area is anticipated to experience significant growth **define "significant" growth. What is current population; what is expected population in 5, 15, and 30 years? What expertise does DRCOG have in predicting rural mountain communities?** in population and employment over the next 30 years, in keeping with the ongoing growth anticipated in the broader Denver Metro area. Gilpin County is also expected to experience significant **Please quantify "significant" either in #'s or % increase** employment and population growth in the future, growth which may create additional demand for workforce housing and supporting commercial uses in adjacent areas. Land use modeling by DRCOG projects that the broader Floyd Hill vicinity is likely to capture a share **What % of what growth?** of this regional growth in the future, including both population and employment growth, assuming that land in the area is developable (subject to regulatory approval and provision of adequate infrastructure).

While market demand in the Floyd Hill area is predominantly expected to arise as a function of regional growth in the Denver Metro/Evergreen area, growth to the west, particularly the mountain resort communities, and potentially in Gilpin County (depending on future developments in the gaming industry), may also influence Floyd Hill, given its accessibility in both directions on I-70. Additionally, I-70 traffic is projected to grow significantly **quantify "significantly"** over time, and provide increased potential market support for highway-oriented commercial uses. Due to this projected traffic increase, transit is being discussed as a potential future option for the corridor (discussed in detail in the Floyd Hill Master Plan), which may also have an impact on the potential market demand at Floyd Hill. Within this context of regional growth, visibility and access from I-70 will also affect the marketability of the Floyd Hill Master Plan area for certain uses. Existing access from I-70 is considered excellent for certain uses, such as industrial and

office, which do not depend on impulse/convenience stops from customers. However, access is considered mixed for consumer, highway-oriented uses such as highway-oriented retail, due to the lack of full diamond interchanges at Floyd Hill, and lack of visibility of the area on existing interchange approaches (due to topography). Due to challenging topography, the high cost **What is the cost?** of building full interchange(s) and a constrained funding environment, it is assumed that complete interchanges are unlikely to be constructed (although a secondary frontage road on the south

5

side of I-70 and westbound off-ramp at the Floyd Hill interchange might be possibilities; see the Transportation sections of the Floyd Hill Master Plan for further discussion of issues and opportunities). These I-70 access limitations are likely to create some constraints on the potential for highway-oriented retail development, although some highway support for retail is anticipated even with existing interchange designs, particularly with adequate approach signage. Additionally, **lack of full interchange access may somewhat retard the potential for other highway-oriented commercial uses such as motel development**, although the access limitations are not seen as an absolute barrier to the feasibility of a motel.

Water availability is another infrastructure constraint on development potential of the site at present. Existing water supplies are limited, and are likely to be a constraint on future development, unless new sources are developed and/or brought to the site. To the extent that the extension of central water service to the site would need to be funded by new development which occurs in the area, a key question is whether the scale and timing of future potential development would be sufficient to fund the extension of water service to the area. This issue is beyond the scope of the market analysis **This analysis is imperative to the rest of the planning process! What development is feasible is dependent upon the cost of bringing water to Floyd Hill. What is the cost in today's dollars? What is the cost/benefit to the developers? To the County?** (although estimated costs associated with the provision of water service are estimated in the Master Plan). However, for purposes of the projections contained in this Assessment, it is assumed that water availability and cost would not be the limiting constraint to future development projections, as noted previously. **Many options for development simply cannot exist without public water. Therefore water availability and cost are most certainly limiting constraints to future development projections! How much development can the current level of well water support before the entire area runs out of water?** The presence of significant established and/or approved retail and office competition and ample additional development capacity in the El Rancho, Bergen Park, and Evergreen areas is also likely to impact the market potential of certain uses at Floyd Hill. In particular, because of the existence of a broad range of retailers and services in nearby shopping areas, as well as additional developable commercial land in those areas, Floyd Hill's comparatively small population base, and I-70 access limitations, the Floyd Hill area is unlikely to be able to attract a retail base on the scale of that which exists at El Rancho and Bergen Park, although smaller scale retail is likely to be feasible, particularly as the area continues to build out. Additionally, Floyd Hill's distance from population and workforce centers make it unlikely to attract a "large" employer, although demand for space by smaller employers is likely to grow over time.

Findings and Conclusions Regarding Future Development Potential

Overall, based on a consideration of the factors described above, following are observations and conclusions regarding development potential within the Master Plan area. Projections are made for the following timeframes: short-term (within five years), medium term (15 years), and long-term (30 years). In each case, the timeframes are assumed to commence after the current market downturn, with the assumption that more normal market conditions will return in 2010 and 2011. The projections for the FHMP area include potential new development which may occur in existing subdivisions which have not been fully built out, in other approved developments which have not been initiated, and in potential future developments on well situated vacant land which have no approved development plans at the present time.

- General comments regarding potential for variability in volume and timing of market demand: While the estimates of market demand outlined below represent “best guess” estimates by RRC Associates, it should be noted that potential exists for variability in the future volume and timing of market demand. Among the factors which could influence this variability are normal market cycles, demand and supply changes in the broader region (e.g. the Evergreen area) which may create additional competition or market opportunities for Floyd Hill, possible changes in Floyd Hill interchange designs and I-70 traffic patterns associated with potential future highway and transit improvements, and

6

unique or idiosyncratic development patterns which are hard to foresee (e.g. the potential for a unique business or business type to choose to locate on Floyd Hill; Ski Country Antiques is one such example).

Additionally, development projections for a small area such as Floyd Hill are inherently subject to more uncertainty than projections for a larger area, due to the potential for localized shifts in supply and demand (e.g. the potential for one localized area to “cannibalize” or “borrow” market demand from another area, or to “cede” it to another area, depending on development patterns pursued).

As a result of this inherent uncertainty, realized market demand in the Floyd Hill area could be somewhat greater or less, or different in mix, than that projected in this assessment, or occur at a slower pace or more rapid pace than envisioned.

Given the potential for changing conditions and the inherent uncertainties of long-term projections, it is appropriate for the Plan to be reviewed and updated periodically as circumstances warrant (e.g. as part of a regular countywide comprehensive plan update process, or in a more localized effort). Additionally, to accommodate potential variability in market demand, allow for flexibility, and subject to balance with other plan objectives, consideration could be given to permitting some degree of flexibility and/or excess development capacity in the FHMP area (beyond the development projected in this report).

- Residential development: Residential development is likely to be among the most readily feasible development types in the Master Plan area, both in the short and long term. Demand appears to be strong for rental housing designed for the local work force at the present time, due to a significant concentration of jobs in the Evergreen area, coupled with the lack of a commensurate rental housing supply. **What is the source of these statements?** This results in many employees undertaking a “reverse commute” from the Denver Metro area. Additionally, affordable, quality rental housing has also

been identified as being in short supply define “short supply” how many more rental units are needed? What is the source of this statement? Why can’t this supply be supported by Idaho Springs or Black Hawk which already have the infrastructure? What about Empire, Dumont, or Downieville? in Clear Creek and Gilpin counties (the latter serving the Central City / Black Hawk employment needs). As such, demand for multifamily rental housing in the Floyd Hill area is projected to be robust What number of rental units will be needed in 5, 15, and 30 years? What is the source of these estimates? in both the short term and long term. Additionally, demand appears to be strong for moderately priced single-family attached and detached for-sale housing, again due to a lack of supply in the expensive Evergreen market. Note current number of listings on Floyd Hill with average days on the market of 180 days! Note, the average house on Floyd Hill retails for over \$350,000. Is this considered moderately priced? The Floyd Hill area and broader Evergreen region has a longstanding, demonstrated market for single family housing. Potentially, moderately priced single family homes in a cluster or patio home format, or to a lesser extent, in a townhome format (housing types which, by virtue of their density, have the potential for a moderate price point), define “moderately priced” represents a complementary balance to the rental unit demand noted above, and offers opportunities to incorporate community open space and hiking? Horse? Bike? Motorized vehicle? trails. It is noted that attached, for-sale housing has recently had a spotty record of market acceptance in the Evergreen area, although the market may change over time as the area continues to build out. Therefore, we would de-emphasize the townhome style in the more immediate timeframe. Additionally, the potential for high-end housing in the Floyd Hill Master Plan area may be somewhat impacted by proximity to I-70 (noise and visual impacts), and a considerable supply of already platted (and/or planned) lots in existing upscale subdivisions to the west of the study area SaddleBack Mountain Estates? remains available. Note, SaddleBack Mountain developers have also declared bankruptcy.

It is believed that the Master Plan study area could accommodate 125 – 150 residential units in the short term and 275 – 350 cumulative total units What is the source for this statement? over the medium term (each inclusive of development which may occur in approved projects), again assuming an emphasis on rental why rental and not ownership? and moderately priced define “moderately priced” for-sale housing. (Note that additional residential development how much? is anticipated in the mountain subdivisions to the immediate west of Floyd Hill, outside of the master plan study area.) Additional residential development may be feasible over the long term, dependent upon reasonable carrying/design capacity, provision of open space & public facilities, and other planning considerations.

- Retail development: Given current I-70 access limitations, demand for retail is likely to come primarily from Floyd Hill residents, with supplemental demand from I-70 travelers, and to a lesser extent other groups such as on-site employees and high school students and staff. The relatively small size of the existing and likely future population base, what is the existing population base now, and projected in 5 years, in 15 years, and in 30 years? in addition to strong competition from the El Rancho / Bergen Park / Evergreen / Idaho Springs areas, is likely to limit retail to smaller scale, “convenience shopping center” define “convenience shopping center” uses. The prospects for success of retail development are likely to increase over time as the Floyd Hill residential areas build out and increase the base of market support, and as I-70 traffic continues to grow. What is current I-70 traffic, and expected traffic in 5, 15, and 30 years? Over the long term, it is anticipated that perhaps 50,000 – 75,000 additional square feet of a mix of community-

and traveler-oriented retail and service space may be supportable, particularly in the vicinity of the exit 247 Floyd Hill interchange. **What is the source for these estimates?** Smaller increments of space are likely to be supportable in the nearer term, although consideration should be given to ensuring a sufficient critical mass of complementary retail uses, and ensuring a sufficient base of local resident market demand. It should also be noted that additional potential might exist for selected types of specialty, destination, and visitor-oriented retail, as exemplified by the existing Ski Country Antiques operation. Anecdotally, additional market support may exist for complementary home-furnishing and design uses, as well as recreational equipment retailers, such as alpine and snowboard rentals, snowmobile/BMX/mountain bike/ATV sales, etc. **What evidence is there that any of these kinds of businesses would succeed in such a remote area?**

- Industrial / warehouse / flex uses: It is believed that immediate market demand exists for perhaps 30,000 square feet of industrial / warehouse / “flex” space **What is the source of this estimate?** (e.g. combined service, assembly, storage, and office space) in the study area, due to tight supply in the broader Evergreen / El Rancho area, and good highway access for businesses which serve multiple locations on the I-70 corridor. Demand is predominantly seen as coming from smaller users (e.g. 800 – 2000 square feet), **What is the source of this statement?** with warehouse condos seen as being in demand, although demand exists from larger users too, creating the potential for an industrial park with a mix of different building types and sizes. **Why would more industrial park area be needed with the current industrial park vacancy rate?** Over the medium term, it is projected that market demand for industrial / warehouse / flex space could be on the order of 50,000 square feet of building space, **What is the source of this statement?** with potentially additional supportable development over the long term (discussed in combination with office uses, below).
- Office development: The Floyd Hill area currently has approximately 60,984 square feet of office and commercial condominium space, **source?** primarily occupied by smaller tenants. The area is comparatively well suited for employers which like the lifestyle aspects of a Floyd Hill location and/or serve a clientele on the I-70 corridor. Currently, the office

8

market in the broader Evergreen / Genesee area is relatively soft, due to significant construction in recent years and a slowdown in the economy. As such, office demand is anticipated to be limited in the near term. However, over the longer term, assuming other components of development in the area come to fruition (e.g. more housing, retail, etc.), it is anticipated that demand for office space will eventually increase as well. Through the medium-term horizon, it is projected that demand may exist for an additional 20,000 square feet of office space. **Source?** Over the long term, total demand for office and industrial/warehouse/flex space combined is projected to be in the range of 125,000 to 150,000 square feet. **Source?**

- Motel: It is believed that demand would exist within the medium term for a moderately sized, **define “moderately”** moderately **define “moderately”** priced hotel with food and beverage service and/or an accompanying free-standing restaurant, **source?** due in part to significant demand in the broader Evergreen area, proximity to I-70 (notwithstanding access limitations), and limited competitive supply (composed primarily of the 85-room Quality Suites Evergreen in El Rancho, and several older properties in Idaho Springs).

What are their current vacancy rates? What about bed & breakfasts? Anecdotally, in the past, developer interest has been expressed to locate a moderately define “moderately priced” priced chain hotel of approximately 100 rooms in the Master Plan area. A limited size small conference or meeting space to accommodate groups of perhaps 400 might source? also be considered, to serve the broader Evergreen area as well as Floyd Hill (Evergreen is said to lack suitable meeting space for functions in excess of 200 people). Also related to a motel use might be a service station and locally oriented grocery / general store, as well as a restaurant and coffee shop. Source?

- o Community facilities and services: As the population base of the Floyd Hill area grows, it may become increasingly able to support selected types of civic / institutional / community uses, such as a community center or county annex. Source? Further evaluation as to feasibility and expected demand would be needed for each respective use.

Within Clear Creek County, unincorporated areas have accounted for a disproportionate share of the County’s recent growth, as illustrated in Table 7 below. Over the 1980 – 2006 period, the unincorporated portions of the county accounted for fully 96.8 percent of the County’s net growth in population. Georgetown and Silver Plume have also exhibited net growth over the period, while Empire and Idaho Springs have lost population on net. The strong growth in unincorporated areas is primarily due to increases in the eastern, unincorporated portions of Clear Creek County, including the Floyd Hill and Bear Creek areas.

**Table 7
Clear Creek County Population Trends by Community, 1980 – 2006**

Clear Creek County Empire Georgetown Idaho Springs Silver Plume Unincorp. Area % in Unincorp. Area	1980	1990	2000	2006	Pop. Growth 1980-1990	Pop. Growth 1990-2000	Pop. Growth 2000-2006	Pop. Growth 1980-2006	% Change 1980-2006	Avg annual growth, 1980-2006
	7,308	7,619	9,322	9,483	311	1,703	161	2,175	29.8%	84
	423	401	355	395	-22	-46	40	-28	-6.6%	-1
	830	891	1,088	1,113	61	197	25	283	34.1%	11
	140	134	203	201	-179	-9	-58	-246	-11.8%	-9
	3,838	4,295	5,787	5,943	457	1,492	156	2,105	43.6%	81
	52.5%	56.4%	62.1%	62.7%	146.9%	87.6%	96.9%	96.8%	54.8%	96.8%

Source: Colorado State Demographer, at http://www.dola.state.co.us/dlg/demog/pop_muni_estimates.html.

Data Sources for Population, Household and Employment Projections

Population projections for the larger Floyd Hill vicinity and surrounding areas have been prepared by the Denver Regional Council of Governments (DRCOG) and the Colorado

State Demographer. These projections, by respected governmental agencies, provide a valuable basis for anticipating the likely future market context for the Floyd Hill area.

DRCOG estimates and projections

By way of background, DRCOG develops population, household, and employment estimates and projections for a variety of transportation and land use planning purposes for the seven county Denver Metropolitan region, plus Clear Creek and Gilpin counties (and recently, for southwestern Weld County as well). DRCOG develops these projections down to the relatively small “traffic analysis zone” (TAZ) level of geography. There are currently a total of 2,605 TAZs in the 9-county DRCOG region (excluding Weld County), including seven in Clear Creek County. This TAZ level of geography is useful for small-area analysis and planning, such as the Floyd Hill Master Plan effort. However, it should be noted that projections are always subject to error, and tend to become less reliable as the scale of geography becomes smaller. In addition, land use decisions made by parties in the development process (local governments, developers, etc.) can cause actual development patterns to diverge from the projections.

Methodologically, DRCOG’s modeling process allocates development to the TAZ level on the basis of land supply (as provided to DRCOG by local governments), as well as each area’s **Obviously projections are going to be more accurate for urban areas (such as Stapleton or Belmar) than for rural mountain towns. The only mountain area which appeals to me is Genesee, which is not a good comparison because they have water. I don’t want Floyd Hill to become a cluttered, congested population center such as Conifer, Silverthorne, or Vail. I am interested in preserving the natural assets of the current Floyd Hill and feel this best depicts the County to those entering it from the east.**

Floyd Hill Market Assessment Floyd Hill Master Plan
RRC Associates 19

desirability for development, as modeled through “utility” scoring. The utility scoring model takes into account 23 factors which influence the desirability of land for development, including such factors as access to roads and transit, proximity to jobs, access to open space and social/cultural amenities, share of an area that is or will be served by a water/sewer provider, etc. TAZ’s with a higher utility score are assigned a faster buildout rate. The modeling process allocates development to the TAZs on the basis of these land supply and land attractiveness factors, within the context of overall region “control totals”, i.e. regionwide growth projections which are formulated within the context of broader national growth projections. For reference, Figure 3 below illustrates the boundaries of TAZs and TAZ groupings which are utilized in this market assessment. The greater Floyd Hill area is encompassed by TAZ 70203, and references in this document to the DRCOG “Floyd Hill/Beaver Brook” area are in this TAZ. Note that TAZ 70203 extends beyond the immediate Floyd Hill area, and also includes all development south of the Gilpin County line to the Squaw Pass Road, and from the eastern edge of Clear Creek County to as far west as the Little Bear Creek and Soda Creek Roads and the outskirts of Idaho Springs. As such, development projections for TAZ 70203 should be understood to apply to this larger region.

Figure 3

DRCOG Traffic Analysis Zones In and Around the Floyd Hill, Idaho Springs, and Evergreen Areas

Source: DRCOG; RRC Associates.

Also of note is TAZ 70202, which encompasses the Idaho Springs area, as well as an agglomeration of TAZs which comprise the greater Evergreen area in Jefferson County.

I-70

Floyd Hill Market Assessment
Floyd Hill Master Plan
RRC Associates 20

Projections for these regions provide an indication of the market context surrounding the Floyd Hill area. Colorado State Demographer estimates and projections The Colorado State Demographer's office develops population and employment estimates and projections at the County level, and provides an additional point of reference and comparison to the DRCOG figures. The Colorado State Demographer also develops economic projections which aim to describe and anticipate the underlying drivers of the economy at the county level, thus providing projections as to how county economies will evolve in the future, which in turn can provide insight as to how land use demand may also evolve.

Projected Population Growth

As illustrated in Table 8 to follow, based on DRCOG modeling, the broader Floyd Hill / Beaver Brook area (DRCOG TAZ 70203) is anticipated to grow steadily in the future, increasing from 1,655 residents in 2005 to 3,122 residents in 2035. This represents a cumulative percentage growth of 89 percent, and translates into an average annual increase of 49 persons per year. Note again that this area includes a larger area than the broader Floyd Hill study area, insofar

as it also includes other lands south to the Squaw Pass Road and west to the outskirts of Idaho Springs. Nonetheless, given the nature of available developable land in this zone, a significant share of this development would generally be expected to occur in the Floyd Hill area. (Currently, the Floyd Hill / Hyland Hills / Saddleback area is estimated account for roughly 60 percent of existing households in DRCOG TAZ 70203.) To place this in context, over the 1970 – 2007 period, the more immediate Floyd Hill / Hyland Hills / Saddleback area has grown by an average of 10.6 housing units per year (or approximately 25 persons/year, assuming 2.4 people/household). This is about half the rate of

growth implicit in the DRCOG projections. This implies that the DRCOG projections may anticipate an upturn in the rate of growth in the area in the future, although it should again be cautioned that the DRCOG figures described here pertain to an area larger than Floyd Hill proper. For additional context, the Evergreen area of Jefferson County is also projected to experience significant additional growth. Currently estimated at approximately 20,723 persons in 2005 (or roughly 12 times as populous as the Floyd Hill/Beaver Brook TAZ), the Evergreen area is projected to grow by approximately 62 percent by 2035, to approximately 32,800 persons, increasing at an average rate of 418 people per year. Over the 2005 – 2035 period, significant growth is also anticipated for the Idaho Springs area (95 percent increase), Clear Creek County as a whole (64 percent per the Colorado State Demographer, 75 percent per DRCOG), and Gilpin County (62 – 85 percent depending on the source). The 9-county DRCOG area is projected to grow by approximately 51 – 58 percent over the period.

Overall, the projections paint a picture of significant long-term growth in both the Floyd Hill vicinity and the larger metro area. On balance, this pattern of growth would generally tend to indicate a market context which is supportive of ongoing residential development in the Floyd Hill area over time, and by extension, an increasing base of potential support for community oriented

retail and commercial development. Again I find the DRCOG planning information suspect. Does it project this kind of growth without public water and sewers? Can you name another mountain community that is that densely populated on individual wells?

How can this be realistic in the arid area in which we live? Have hydrologists confirmed that there is enough water to sustain this kind of growth? Are we setting ourselves up for a ghost town when the water runs out? What is DRCOG and the State Demographer's track record (in 5-15, and 30 years) in accurately projecting rural mountain communities?

g built parcels, a mix of primarily commercial and institutional uses, with a small number of residential homes. Topographically, the study is bounded by steep slopes on the north, dropping to the gentler meadowed valley on the south side of I-70.

Figure 1

Floyd Hill Master Plan Area

Legend:

- Yellow – MR-1 Mountain Residential Zoning
 - Red – C-1 Commercial Zoning
 - Orange – PD Planned Unit Development Zoning
- Floyd Hill Market Assessment
Floyd Hill Master Plan
RRC Associates 12

Based on Clear Creek County Assessor data, the study area comprises approximately 570

acres of land. As illustrated in Table 2 below, this includes approximately 112 acres of private subdivided land, 385 acres of private unsubdivided land, and 73 acres of publicly owned land.

The publicly owned land consists primarily of land owned by the Clear Creek School District

(33.8 acres) and land in the I-70 right-of-way (36.7 acres). Note that this land use mix should be

considered approximate, particularly the balance of private subdivided land vs. private unsubdivided land, as available parcel data from Assessor records has not been thoroughly vetted and checked.

Table 2

Inventory of Land in Floyd Hill Study Area – by Ownership and Subdivision Status

Land category	Subdivision / Public Owner	Acres	Percent
Private Subdivided	Clear Crk Tech Ofc Condo	7.0	1.2%
	Floyd Hill Crossing	44.5	7.8%
	Hyland Hills	49.8	8.7%
	Mcgirl Division	6.9	1.2%
	North Floyd Division	3.7	0.6%
Total Subdivided - Private		111.9	19.6%
Private Unsubdivided	Private Unsubdivided	385.0	67.5%
Public	Clear Creek Cnty (Parcel In Hyland Hills Subdivision)	0.3	0.1%
	Clear Creek Fire Authority (in Clr Crk Tech Park)	1.4	0.3%
	Clear Creek Metro Rec District	1.2	0.2%
	Clear Creek School District Re-1	33.8	5.9%
I70 right of way - Township	1963	36.7	6.4%
Total Public		73.3	12.9%
Grand Total		570.2	100.0%

Source: Clear Creek County Assessor; RRC Associates.
Floyd Hill Market Assessment
Floyd Hill Master Plan
RRC Associates 13

The FHMP boundary encompasses a number of vacant parcels, a small number of single family homes, and a mix of commercial, religious and institutional uses. As illustrated in Table 3 below, Assessor data indicates that there is approximately 112,562 square feet of existing commercial space in the study area, split between merchandising (18,464 sqft), office (30,984 sqft), special purpose (6,078 sqft), warehouse/storage (27,036 sqft), and commercial condominium uses (approximately 30,000 sqft). Also located in the study area is the Clear Creek High School campus, the Clear Creek Fire Authority firehouse, and the Grace Church of the Rockies.

**Table 3
Inventory of E**

Existing and Approved Development in the Floyd Hill Area

Inventory of Existing Development in the FHMP Boundary

The FHMP boundary encompasses a number of vacant parcels, a small number of single family homes, and a mix of commercial, religious and institutional uses. As illustrated in Table 3 below, Assessor data indicates that there is approximately 112,562 square feet of existing commercial space in the study area, split between merchandising (18,464 sqft), office (30,984 sqft), special purpose (6,078 sq ft), warehouse/storage (27,036 sqft), and commercial condominium uses (approximately 30,000 sqft). Also located in the study area is the Clear Creek High School campus, the Clear Creek Fire Authority firehouse, and the Grace Church of the Rockies. **Please indicate the vacancy rate of the industrial park. Grace Church is for sale and has been abandoned for several years. What is the current occupancy level of the 2 storage companies (one on the south and one on the north side of I-70)? How many single-family dwellings are currently for sale on Floyd Hill, Beaver Brook, and Saddle Back? How many days is the average house on the market before it is sold? Are sellers getting their asking price?**

Table 3

Inventory of Existing Non-Residential Built Square Footage in Study Area

Assessor's est.

Use Category	Built Sqft	Market Value	Value / Sqft	Average year built
Merchandising	18,464	\$1,255,550	\$68	2003
Offices	30,984	\$3,257,580	\$105	1992
Special Purpose	6,078	\$720,810	\$119	1976
Warehouse/Storage	27,036	\$1,314,050	\$49	1993
Commercial Condominiums	Apprx. 30,000	\$3,256,260	\$109	1997
Religious - non residential	not avail.	not avail.	not avail.	not avail.
School district, other public	not avail.	not avail.	not avail.	not avail.
Total	112,562	\$9,804,250	\$87	n/a

Source: Clear Creek County Assessor; RRC Associates.

Approved Developments in the FHMP Boundary

Approved Developments in the FHMP Boundary

Following is a summary of approved developments in the Floyd Hill Master Plan area, defined as proposed developments which have undergone development review and approval by Clear Creek County. Note that this summary excludes parcels which have

additional zoned development capacity, but do not have site-specific development plans approved by Clear Creek County.

- Beaver Brook Apartments: Located at the northeast corner of Beaver Brook Drive and the I-70 exit 247 access road, the proposed Beaver Brook Apartments would encompass 188 rental apartments and 42,000 square feet of commercial development on 18.64 acres of land. **Note this property owner is bankrupt. Mr. Williams has not followed the requirement to keep his water rights to this property.**
- Floyd Hill Crossing: Located on 2.49 acres on the north side of I-70 adjacent to the exit 247 interchange, Phase 1 of the Floyd Hill Crossing development permits a 10,000 square foot building adjacent to the existing 25,000 square foot Ski County Antiques warehouse structure. The new building is permitted to have such uses as retail trade, general offices, and storage of goods. Phases 2 and 3 of Floyd Hill Crossing, consisting of adjacent 3.22 and 3.29 acre parcels to the east of Phase 1, do not have specific proposed development patterns, and any structures on Phases 2 and 3 are required to be connected to a public water supply system. Following is a summary of approved developments in the Floyd Hill Master Plan area, defined as proposed developments which have undergone development review and approval by Clear Creek County. Note that this summary excludes parcels which have additional zoned development capacity, but do not have site-specific development plans approved by Clear Creek County.

Floyd Hill Market Assessment Floyd Hill Master Plan
RRC Associates 14

- Clear Creek Technology Park: Located on the north side of I-70, the Clear Creek Technology Park is approved for 100,000 square feet of office / flex space in four buildings, plus an emergency services facility (i.e. the existing firehouse). Two of the four buildings, encompassing approximately 50,000 square feet, have been built, leaving approximately 50,000 square feet remaining to be built. **Please report the current vacancy rate of the currently built buildings. The third building has not been built because demand for this space will not support it. Additional office space will sit idle.**

Existing and Potential Residential Development in the Broader Floyd Hill Area

The “broader Floyd Hill area” is generally defined in this report to include the immediate Floyd Hill Master Plan area, plus the residential developments to the west, including Saddleback Ridge Estates, Hyland Hills, Homestead Hideaway, and others, all of which are primarily or exclusively accessed through the Floyd Hill Master Plan area (via I-70 Interchanges 247 and 248). These developments are an important part of the market context for the immediate Floyd Hill study area. Based the Clear Creek County Assessor records, there are an estimated 493 existing residential homes in the broader Floyd Hill region, all of which are single family homes. While the characteristics of the homes vary between and within subdivisions and areas, in aggregate, the average existing home was built in 1982, has 1,774 square feet, and has an average value of approximately \$369,000. **Table 4 Selected Characteristics of Single Family Homes in the Greater Floyd Hill Area of Clear Creek County (i.e. Saddleback / Hyland Hills / Homestead Hideaway / Floyd Hill area) To add perspective add the range of homes – from smallest sq ft & value to highest sq ft & value.**

Number of existing single family units 493
Average year built 1982
Average square footage 1,774
Average bedrooms 2.9
Average bathrooms 2.3
Average value (Assessor estimate) \$368,384
Average value per built sqft \$208

Source: Clear Creek County Assessor; RRC Associates.
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RRC Associates 15

Figure 2 below illustrates the historic pace of residential development in the greater Floyd Hill area. Of the 493 existing homes, approximately 9 percent were built in the 1950s or before, 10 percent were built in the 1960s, 31 percent were built in the 1970s, 15 percent were built in the 1980s, 22 percent were built in the 1990s, and 14 percent have been built in the 2000s. From

1970 through 2007, an average of 10.6 new units have been built per year. **Figure 2 Cumulative Units Built in the Greater Floyd Hill Area of Clear Creek County (i.e. Saddleback / Hyland Hills / Homestead Hideaway / Floyd Hill area) – by Year**

Year

Cumulative Units Built

Cumulative Units Built

Source: Clear Creek County Assessor; RRC Associates.
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Table 5 below summarizes existing and anticipated future residential development capacity in the broader Floyd Hill region, to the extent known.

Future residential development will include ongoing buildout of existing lots in the Hyland Hills /Saddleback area (estimated 193 units) and Homestead Hideaway area (22 units).

How many of the current homes are for sale and how long has each been on the market? How many homes have sold in the past year? Were they sold for or below the asking price? What is the range and average price that homes were listed/sold? These estimates assume that some lots may not get built due to single-owner control of multiple lots and the existence of lots which are impractical to develop due to steep slopes, small size, or other factors. In addition, future development is anticipated as part of the future phases of the Saddleback development, estimated for rough planning purposes at approximately 167 future units (note that no specific lot/unit count has been proposed). Additionally, the proposed Beaver Brook Apartments development, located at the southeast corner of the intersection of the I-70 exit 274

interchange and Beaver Brook Canyon Road, has approval to develop 188 units. **Once again, this entity is bankrupt and no longer has water rights.**

Combined, the above developments have capacity for an additional roughly 569 future units. When combined with the 493 existing housing units, this sums to 1,062 units. **Will the current water in the area support this population? Will the sewage from all these homes destroy the quality of the water by leaching into the water supply?** In addition to the developments described above, future residential development may occur on other unsubdivided private lands in the FHMP boundary and in the broader Floyd Hill region.

The amount of any development which may occur will be subject to future land use decisions, and has not been estimated in this section of the report. **Table 5 Estimated Residential Buildout Potential in Existing Subdivisions, Approved Developments, and**

Selected Anticipated Future Developments in the Greater Floyd Hill Area of Clear Creek County (i.e. in the Floyd Hill Master Plan Area plus residential developments to the west)

Residential

Category of existing and future development Units Lots Comment

1 Existing, built residential units 493

2a Unbuilt, subdivided residential lots -- Hyland Hills/Saddleback area 241 RRC/Assessor count of unbuilt residential lots

2b Assumed housing units that will be built in future (80%) 193

3a Unbuilt, subdivided residential lots -- Homestead Hideaway area 216 Assessor count of unbuilt residential lots

3b Assumed housing units that will be built in future (10%) **22 Note: only one new unit built since 1984 IF THIS IS TRUE, HOW CAN YOU INTERPOLATE THAT 241 MORE UNITS ARE GOING TO BE BUILT IN THE FUTURE!**

4 Assumed future development of unsubdivided land in upper Saddleback area 167 Assume 6 acres/unit over 1000 acres

5 Future Beaver Brook Apartments 188 Assume project built as proposed
Subtotal 1,062

6 Future development on unsubdivided private lands in Floyd Hill area (other) TBD Subject to future land use decisions

7 Total residential units in Floyd Hill area at buildout TBD Subject to future land use decisions
Source: Clear Creek County Assessor; Clear Creek County GIS/Mapping; RRC Associates.
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Local and Regional Population Trends and Projections

Historic Population Trends

As illustrated in Table 6 below, Clear Creek County has exhibited variable population growth trends over the past two and a half decades. Overall, between 1980 and 2006, Clear Creek County's population grew by 29.8 percent, to approximately 9,483 persons, with an average annual increase of 84 persons per year. By decade, Clear Creek County grew by a modest 311 persons (31 people/year) between 1980 and 1990, due to a local and regional economic

slowdown. The County grew by a much larger 1,767 people between 1990 and 2000 (177 people/year), a decade in which the larger Denver Metro region also grew rapidly. Clear Creek County has returned to a slower growth pattern in the 2000s to date, with an estimated 97 persons added between 2000 and 2006.

In context, over the 1980 – 2006 period, Clear Creek County has grown at a significantly slower rate (cumulative 29.1 percent growth) than the broader nine-county Denver metro area (65.1 percent). Clear Creek County has also grown more slowly than Gilpin County (108.4 percent), where development was catalyzed by the legalization of gambling in Black Hawk and Central City in 1991.

Table 6

Clear Creek County, Gilpin County, and Denver Metro Population Trends, 1980 – 2006

Clear Creek County Gilpin County Jefferson County 9 County DRCOG area

1980	7,308	2,441	371,753	1,628,210
1990	7,619	3,070	438,430	1,859,008
2000	9,386	4,776	528,010	2,432,454
2006	9,483	5,088	534,691	2,688,405
Pop. Growth 1980-1990	311	629	66,677	230,798
Pop. Growth 1990-2000	1,767	1,706	89,580	573,446
Pop. Growth 2000-2006	97	312	6,681	255,951
Pop. Growth 1980-2006	2,175	2,647	162,938	1,060,195
% Change 1980-2006	29.8%	108.4%	43.8%	65.1%
Avg annual growth, 1980-2006	84	102	6,267	40,777

Source: Colorado State Demographer, at http://dola.colorado.gov/dlg/demog/pop_cnty.html.

DRCOG 9 county area includes Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Gilpin, &

Jefferson counties.

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Within Clear Creek County, unincorporated areas have accounted for a disproportionate share of the County's recent growth, as illustrated in Table 7 below. Over the 1980 – 2006 period, the unincorporated portions of the county accounted for fully 96.8 percent of the County's net growth in population. Georgetown and Silver Plume have also exhibited net growth over the period, while Empire and Idaho Springs have lost

population on net Idaho Springs has the infrastructure (water, power, sewage) to add single family dwellings and/or condos/apartments. Empire also has flat land upon which to build. Low income housing for Gilpin county could be considered in Empire. The strong growth in unincorporated areas is primarily due to increases in the eastern, unincorporated portions of Clear Creek County, including the Floyd Hill and Bear Creek areas.

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	7,308	7,619	9,322	9,483	311	1,703	161	2,175	29.8%	84
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	830	891	1,088	1,113	61	197	25	2,175	34.1%	11
	2,077	1,898	1,889	1,831	-179	-9	-58	2,175	-11.8%	-9
	140	134	203	201	-6	69	-2	2,105	43.6%	2
	3,838	4,295	5,787	5,943	457	1,492	156	2,105	54.8%	81
	52.5%	56.4%	62.1%	62.7%	146.9%	87.6%	96.9%	96.8%		96.8%

Source: Colorado State Demographer, at http://www.dola.state.co.us/dlg/demog/pop_muni_estimates.html.

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DRCOG estimates and projections

By way of background, DRCOG develops population, household, and employment estimates and projections for a variety of transportation and land use planning purposes for the seven county Denver Metropolitan region, plus Clear Creek and Gilpin counties (and recently, for southwestern Weld County as well). DRCOG develops these projections down to the relatively small “traffic analysis zone” (TAZ) level of geography. There are currently a total of 2,605 TAZs in the 9-county DRCOG region (excluding Weld County), including seven in Clear Creek County. This TAZ level of geography is useful for small-area analysis and planning, such as the Floyd Hill Master Plan effort. However, it should be noted that projections are always subject to error, and tend to become less reliable as the scale of geography becomes smaller. In addition, land use decisions made by parties in the development process (local governments, developers, etc.) can cause actual development patterns to diverge from the projections. Methodologically, DRCOG’s modeling process allocates development to the TAZ level on the basis of land supply (as provided to DRCOG by local governments), as well as each area’s

desirability for development, as modeled through “utility” scoring. The utility scoring model takes into account 23 factors which influence the desirability of land for development, including such factors as access to roads and transit, proximity to jobs, access to open space and social/cultural amenities, share of an area that is or will be served by a water/sewer provider, etc. TAZ’s with a higher utility score are assigned a faster buildout rate. The modeling process **what is this based on? Is it realistic for remote, rural mountain communities? What model was Genesee based on? This is the only mountain community that I have seen that has been thoughtfully planned. Development is not in the County’s or the public’s best interest if it fails due to disuse.** allocates development to the TAZs on the basis of these land supply and land attractiveness factors, within the context of overall region “control totals”, i.e. regionwide growth projections which are formulated within the context of broader national growth projections. For reference, Figure 3 below illustrates the boundaries of TAZs and TAZ groupings which are utilized in this market assessment. The greater Floyd Hill area is encompassed by TAZ 70203, and references in this document to the DRCOG “Floyd Hill/Beaver Brook” area are in this TAZ.

Note that TAZ 70203 extends beyond the immediate Floyd Hill area, and also includes all development south of the Gilpin County line to the Squaw Pass Road, and from the eastern edge of Clear Creek County to as far west as the Little Bear Creek and Soda Creek Roads and the outskirts of Idaho Springs. As such, development projections for TAZ 70203 should be understood to apply to this larger region. **Figure 3 DRCOG Traffic Analysis Zones In and Around the Floyd Hill, Idaho Springs, and Evergreen Areas**

Source: DRCOG; RRC Associates.

Also of note is TAZ 70202, which encompasses the Idaho Springs area, as well as an agglomeration of TAZs which comprise the greater Evergreen area in Jefferson County. **I-70**

Projections for these regions provide an indication of the market context surrounding the Floyd Hill area. Colorado State Demographer estimates and projections The Colorado State Demographer’s office develops population and employment estimates and projections at the County level, and provides an additional point of reference and comparison to the DRCOG figures. The Colorado State Demographer also develops economic projections which aim to describe and anticipate the underlying drivers of the economy at the county level, thus providing projections as to how county economies will evolve in the future, which in turn can provide insight as to how land use demand may also evolve.

Projected Population Growth

As illustrated in Table 8 to follow, based on DRCOG modeling, the broader Floyd Hill / Beaver Brook area (DRCOG TAZ 70203) is anticipated to grow steadily in the future, increasing from 1,655 residents in 2005 to 3,122 residents in 2035. This represents a cumulative percentage growth of 89 percent, and translates into an average annual increase of 49 persons per year. **What is this based on? Past trends may not be sustainable due to constraints on water and sewage. It’s interesting that the 2004 Master Plan said that Floyd Hill had 1094 of the 1412 lots built on. How can there be such a big discrepancy in these reported numbers?** Note again that this area includes a larger area than the broader Floyd Hill study area, insofar as it also includes other lands

south to the Squaw Pass Road and west to the outskirts of Idaho Springs. Nonetheless, given the nature of available developable land in this zone, a significant share of this development would generally be expected to occur in the Floyd Hill area. (Currently, the Floyd Hill / Hyland Hills / Saddleback area is estimated account for roughly 60 percent of existing households in DRCOG TAZ 70203.) To place this in context, over the 1970 – 2007 period, the more immediate Floyd Hill / Hyland Hills / Saddleback area has grown by an average of 10.6 housing units per year (or approximately 25 persons/year, assuming 2.4 people/household). This is about half the rate of growth implicit in the DRCOG projections. This implies that the DRCOG projections may anticipate an upturn in the rate of growth in the area in the future, although it should again be cautioned that the DRCOG figures described here pertain to an area larger than Floyd Hill proper. **What kind of growth can Idaho Springs, Empire, Dumont, and Downeyville sustain in the next 5, 15, and 25 years?** For additional context, the Evergreen area of Jefferson County is also projected to experience significant additional growth. Currently estimated at approximately 20,723 persons in 2005 (or roughly 12 times as populous as the Floyd Hill/Beaver Brook TAZ), the Evergreen area is projected to grow by approximately 62 percent by 2035, to approximately 32,800 persons, increasing at an average rate of 418 people per year. Over the 2005 – 2035 period, significant growth is also anticipated for the Idaho Springs area (95 percent increase), Clear Creek County as a whole (64 percent per the Colorado State Demographer, 75 percent per DRCOG), and Gilpin County (62 – 85 percent depending on the source). The 9-county DRCOG area is projected to grow by approximately 51 – 58 percent over the period. Overall, the projections paint a picture of significant long-term growth in both the Floyd Hill vicinity and the larger metro area. On balance, this pattern of growth would generally tend to indicate a market context which is supportive of ongoing residential development in the Floyd Hill area over time, and by extension, an increasing base of potential support for community oriented retail and commercial development.

Floyd Hill Market Assessment Floyd Hill Master Plan

RRC Associates 21

Table 8

Projected Population in Clear Creek County and the Denver Metro Region, 2005 – 2035 Comparisons by Source: DRCOG and Colorado State Demographer

Area: Fl. Hill / Evergreen Id. Spgs

	Beav Brk Area	Jeffco Area	Clear Creek Co.	Gilpin Co.	Jefferson Co.	9 Co. DRCOG area															
Source:	DRCOG	DRCOG	DRCOG	DRCOG	St Demo	DRCOG	St Demo	DRCOG	St Demo	DRCOG	St Demo	DRCOG	St Demo	DRCOG	St Demo	DRCOG	St Demo	DRCOG	St Demo	DRCOG	St Demo
2005	1,655	20,273	1,878	9,679	9,510	5,123	5,004	535,837	532,608	2,658,767	2,638,385										
2010	n/a	n/a	n/a	10,242	n/a	5,495	n/a	550,046	n/a	2,860,912											
2015	2,049	23,600	2,358	11,629	11,380	6,290	6,027	577,303	573,712	3,065,822	3,102,290										
2020	2,301	25,795	2,665	12,891	12,536	7,040	6,575	607,208	611,718	3,334,337	3,359,409										
2025	n/a	n/a	n/a	13,617	n/a	7,117	n/a	641,133	n/a	3,588,511											
2030	2,813	30,206	3,290	15,446	14,642	8,563	7,625	664,361	665,104	3,873,909	3,792,330										
2035	3,122	32,824	3,667	16,978	15,584	9,485	8,099	696,350	686,839	4,197,007	3,978,790										
Pop. Growth 2005-2020	646	5,522	787	3,212	3,026	1,917	1,571	71,371	79,110	675,570	721,024										
Pop. Growth 2020-2035	821	7,029	1,002	4,087	3,048	2,445	1,524	89,142	75,121	862,670	619,381										
Cum. Pop. Growth 2005-2035	1,467	12,551	1,789	7,299	6,074	4,362	3,095	160,513	154,231	1,538,240	1,340,405										
% Change 2005-2035	88.6%	61.9%	95.3%	75.4%	63.9%	85.1%	61.9%	30.0%	29.0%	57.9%	50.8%										
Avg annual growth, 2005-35	49	418	60	243	202	145	103	5,350	5,141	51,275	44,680										
Source:	DRCOG, at http://www.drcog.org/index.cfm?page=PeopleandHouseholds ; and Colorado State Demographer, at http://dola.colorado.gov/dlg/demog/pop_cnty.html .																				
	"Floyd Hill / Beaver Brook" area defined as DRCOG TAZ 70203.																				
	"Evergreen area" is defined to include multiple DRCOG TAZs which most closely correlate to Jeffco Evergreen Area Community Plan. "Idaho Springs area" defined as DRCOG TAZ 70202.																				

DRCOG 9 county area includes Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Gilpin, & Jefferson counties. Floyd Hill Market Assessment Floyd Hill Master Plan
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Local and Regional Household Trends and Projections

Historic Household Growth Trends

In concert with the population growth trends noted above, households have also grown significantly in the region in recent years, with particularly strong growth in the decade of the 1990s. As shown in Table 9 below, Clear Creek County experienced an estimated 29.5 percent growth in households over the 1990 – 2006 period, translating to an average of 58 new households per year. This is slightly greater than the County's 24.5 percent growth in population over the same period, and suggests a trend to decreased average household size.

In broader context, the Denver Metro area experienced a 40.8 percent increase in households over the 1990 – 2006 period, outpacing the growth in Clear Creek County (29.5 percent). *In this planning document, should we question if such growth is wise? Perhaps zero population growth as was adopted in Boulder should be considered.*

Table 9

Clear Creek County and Denver Metro Household Trends, 1990 – 2006

Clear Creek County Gilpin County Jefferson County 9 County DRCOG area

1990 3,153 1,308 166,545 742,267

2000 4,019 2,043 206,067 946,033

2006 4,084 2,179 208,482 1,045,375

HH Growth 1990-2000 866 735 39,522 203,766

HH Growth 2000-2006 65 136 2,415 99,342

HH Growth 1990-2006 931 871 41,937 303,108

% Change 1990-2006 29.5% 66.6% 25.2% 40.8%

Avg annual growth/yr, 1990-2006 58 54 2,621 18,944

Source: Colorado State Demographer, at http://dola.colorado.gov/dlg/demog/pop_cnty.html.

Projected Household Growth

The number of households in the Floyd Hill/Beaver Brook area (TAZ 70203) is projected to roughly double (101 percent increase) over the 2005 – 2035 period, again slightly greater than the 89 percent increase in population, reflecting a continued trend towards smaller household sizes, in part due to the aging of the population. This translates into an annual average increase of 24 households per year – *Is this level of growth sustainable with the limited water supply? The amount of water in the area is finite. Growth cannot continue indefinitely. At what point do we say, NO MORE GROWTH?* as compared to the historic rate of growth of 10.6 units per year in the more immediate Floyd Hill area. Again, while exact comparisons are complicated by differences in geographic boundaries, the immediate Floyd Hill area would appear poised to capture a significant share of the potential growth in TAZ 70203 (and indeed currently comprises approximately 60 percent of the TAZ's existing households). Should Floyd Hill capture 60 percent of the TAZ's growth in the future, that would translate into an annual average increase of approximately 14.4 units per year, an uptick relative to the 1970-07 average of 10.6 units per year. Significant future growth is also anticipated in the Evergreen area (73 percent cumulative increase from 2005 to 2035), Idaho Springs area (108 percent), Gilpin County (98 percent), and the broader 9-county metro area (55 – 66 percent), again indicating a context of ongoing regional growth in the future.

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Table 10

Projected Households in Clear Creek County and Denver Metro Region, 2005 – 2035

Comparisons by Source: DRCOG and Colorado State Demographer

Area: Fl. Hill / Evergreen Id. Spgs

Beav Brk Area (Jeffco) Area Clear Creek Gilpin Jefferson 9-County DRCOG area

Source: DRCOG DRCOG DRCOG DRCOG DRCOG DRCOG DRCOG State Demog.

2005 718 7,881 824 4,167 2,220 211,434 1,040,314 1,042,876

2010 n/a n/a n/a n/a n/a n/a n/a 1,144,941

2015 910 9,405 1,059 5,131 2,794 234,509 1,222,573 1,256,031

2020 1,022 10,297 1,197 5,695 3,131 247,802 1,329,235 1,371,472

2025 n/a n/a n/a n/a n/a n/a n/a 1,467,540

2030 1,270 12,269 1,502 6,942 3,873 277,141 1,564,757 1,550,532

2035 1,444 13,653 1,715 7,816 4,394 297,720 1,729,849 1,619,233

HH Growth 2005-2020 304 2,416 373 1,528 911 36,368 288,921 328,596

HH Growth 2020-2035 422 3,356 518 2,121 1,263 49,918 400,614 247,761

Cum. HH Growth 2005-2035 726 5,772 891 3,649 2,174 86,286 689,535 576,357

% Change 2005-2035 101.1% 73.2% 108.1% 87.6% 97.9% 40.8% 66.3% 55.3%

Avg annual growth, 2005-35 24 192 30 122 72 2,876 22,985 19,212

Source: DRCOG, at <http://www.drcog.org/index.cfm?page=PeopleandHouseholds>; and

Colorado State Demographer, at http://dola.colorado.gov/dlg/demog/pop_cnty.html.

Note: Colorado State Demographer

DRCOG 9 county area includes Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Gilpin, &

Jefferson counties.

Local and Regional Employment Trends and Projections

As illustrated in Table 11 to follow, Clear Creek County is estimated to have experienced a 43 – 47 percent increase in jobs over the 1990 – 2005 period, somewhat stronger than its approximately 30 percent growth in households described above. Discrepancies exist in job estimates between data sources, **what are the data sources?** due in part to different methodologies for counting jobs (and in particular, hard-to-count jobs such as part-time, sole proprietor jobs). Gilpin County experienced an over 10-fold increase in jobs over the period due to the legalization of gambling, while the broader Denver Metro region also experienced substantial job growth. Floyd Hill Market Assessment Floyd Hill Master Plan

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Table 11

Clear Creek County and Denver Metro Job Trends, 1990 – 2005

Comparisons by Source: DRCOG and Colorado State Demographer

Area: Clear Creek County Gilpin County Jeff. Co. 9 County DRCOG area

Source: DRCOG State Demog DRCOG State Demog DRCOG DRCOG State Demog

1990 2,369 2,997 393 453 161,923 940,764 1,127,806

2000 3,412 3,672 5,604 5,996 231,110 1,443,211 1,590,735

2005 3,486 4,295 5,387 6,203 250,095 1,552,428 1,634,366

Job Change 1990-2000 1,043 675 5,211 5,543 69,187 502,447 462,929

Job Change 2000-2005 74 623 (217) 207 18,985 109,217 43,631

Job Change 1990-2005 1,117 1,298 4,994 5,750 88,172 611,664 506,560

% Change 1990-2005 47.2% 43.3% 1270.7% 1269.3% 54.5% 65.0% 44.9%

Avg annual Change/yr, 1990-2005 74 87 333 383 5,878 40,778 33,771

Source: DRCOG, at <http://www.drcog.org/index.cfm?page=EconomyandJobs>; and

Colorado State Demographer, at http://dola.colorado.gov/demog_webapps/jobs_total.

Looking ahead, the Floyd Hill / Beaver Brook area (TAZ 70203) is projected to grow from 442 jobs in 2005 to 1,073 jobs in 2035, an increase of 143 percent, or an average of 21 additional jobs per year. **What kind of jobs are these? What counts as a job? For instance, does “self employed” count as a job?** This is significantly stronger than the projected 101 percent increase in households and 89 percent increase in population. The disproportionately strong growth in projected employment would tend to suggest that the area is projected to become relatively more balanced in terms of jobs:population ratio. In 2005, the Floyd Hill area had a jobs:population ratio of 0.27, which is projected

to increase to 0.34 in 2035. By contrast, based on DRCOG figures, the 9-county metro area had a much higher jobs:population ratio of 0.58 in 2005, increasing to 0.60 in 2035. These figures indicate that the broad Floyd Hill / Beaver Brook area tends to have a comparatively strong residential emphasis as compared to the metro region as a whole, although it is projected to tilt comparatively more towards employment uses in the future. In rough terms, at an assumed one job per 300 square feet of space, the projected increase in the Floyd Hill area of approximately 600 jobs over the next 30 years would translate to an additional demand for approximately 180,000 square feet of commercial development.

In the broader Denver Metro region, job growth is also anticipated to be significant in the future, with overall increases of 47 to 62 percent in the metro area anticipated, varying by source. **What kinds of jobs are currently supported by this area? Construction, retail, wait staff, -- please cite specific examples. What percent commute to Denver, to Evergreen, to Idaho Springs, to Georgetown...With the aging U.S. population, perhaps more retirees will be attracted to this area.**

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Table 12

**Projected Jobs in Clear Creek County and Denver Metro Region, 2005 – 2035
Comparisons by Source: DRCOG and Colorado State Demographer**

Area: Fl. Hill / Evergreen Id. Spgs

Beav Brk Area (Jeffco) Area Clear Creek Co Gilpin Co. Jeff. Co. 9 Co. DRCOG area

Source: DRCOG DRCOG DRCOG DRCOG St. Demo DRCOG St. Demo DRCOG DRCOG St. Demo

2005 442 7,341 902 3,486 4,295 5,387 6,203 250,095 1,552,428 1,634,366

2010 n/a n/a n/a n/a 4,992 n/a 8,211 n/a n/a 1,744,298

2015 699 8,768 944 4,384 5,480 6,008 7,800 297,444 1,950,828 1,911,021

2020 802 9,337 960 4,756 6,344 6,245 9,464 314,824 2,107,037 2,091,472

2025 n/a n/a n/a n/a 6,911 n/a 8,096 n/a n/a 2,235,849

2030 967 10,253 987 5,356 6,975 6,627 8,282 342,633 2,356,995 2,334,405

2035 1,073 10,840 1,004 5,741 6,822 6,870 10,132 360,481 2,517,332 2,401,995

Job Growth 2005-2020 360 1,996 58 1,270 2,049 858 3,261 64,729 554,609 457,106

Job Growth 2020-2035 271 1,503 44 985 478 625 668 45,657 410,295 310,523

Cum. Job Growth 2005-2035 631 3,499 102 2,255 2,527 1,483 3,929 110,386 964,904 767,629

% Change 2005-2035 142.8% 47.7% 11.3% 64.7% 58.8% 27.5% 63.3% 44.1% 62.2% 47.0%

Avg annual growth, 2005-35 21 117 3 75 84 49 131 3,680 32,163 25,588

Source: DRCOG, at <http://www.drcog.org/index.cfm?page=EconomyandJobs>, and from TAZ data provided by

DRCOG staff. Colorado State Demographer, at http://dola.colorado.gov/demog_webapps/jobs_cbef.

For further insight on the potential nature of job growth in the future, Table 13 to follow illustrates the projected composition of future job growth in Clear Creek County, as estimated by the Colorado State Demographer. The State Demographer categorizes jobs into two groupings: “basic jobs”, which are jobs that bring outside dollars into Clear Creek County, and “nonbasic

resident services jobs”, which are jobs derived from local resident spending. The “basic jobs” category is further divided into “industrial basic jobs”, which are basic jobs attributable to the activities of businesses, and “household basic jobs”, which are jobs supported by the spending of households who earn their income from outside the county (including commuters, persons utilizing public assistance, retirees drawing on pension and social security spending, etc.).

As shown, “industrial basic jobs” are projected to be relatively flat in Clear Creek County over the next three decades, with modest increases in tourism offset by projected decreases in mining, and modest shifts in other categories. By contrast, “household direct basic jobs” are projected to increase significantly, due to dramatic increases in

jobs supported primarily by the spending of commuters and retirees. (Note that the jobs associated with commuting and retiree spending do not reflect the number of commuters and retirees, but rather the number of jobs in Clear Creek County which are supported by the spending of commuters and retirees living in Clear Creek County.) Additionally, nonbasic resident services jobs are also projected to grow strongly. Altogether, these results suggest that the Clear Creek County economy will evolve to increasingly serve local resident needs, instead of outside markets. Should this pattern occur in the Floyd Hill area as well, the patterns would also suggest an increased orientation to serving local needs. Sources?

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Table 13

Projected Jobs in Clear Creek County by Sector – Colo. State Demographer: 2005 – 2035

	2005-35	2005-35	2005-35	Average	2005	2010	2015	2020	2025	2030	2035	Change	% Change	Annual Change
TOTAL INDUSTRIAL DIRECT BASIC JOBS	2,217	2,225	2,191	2,362	2,441	2,346	2,190	(27)	-1%	(1)				
Agriculture	39	39	43	47	51	55	60	21	54%	1				
Mining	554	603	493	587	614	512	394	(160)	-29%	(5)				
Manufacturing	72	66	70	74	71	67	62	(10)	-14%	(0)				
Government	182	195	197	198	199	201	202	20	11%	1				
Regional and National Services	303	256	263	269	272	267	255	(48)	-16%	(2)				
Tourism	1,067	1,067	1,126	1,188	1,234	1,244	1,216	149	14%	5				
TOTAL HOUSEHOLD DIRECT BASIC JOBS	1,064	1,157	1,516	1,879	2,167	2,353	2,492	1,428	134%	48				
Public Assistance	131	116	136	155	170	187	196	65	50%	2				
Commuting	350	478	617	759	898	1,036	1,172	822	235%	27				
Wealth & Investment Income	180	155	185	219	248	268	287	107	59%	4				
Retiree Spending	403	408	577	746	851	862	836	433	107%	14				
NONBASIC RESIDENT SERVICES JOBS	1,014	1,610	1,773	2,102	2,303	2,277	2,140	1,126	111%	38				
TOTAL JOBS	4,295	4,992	5,480	6,344	6,911	6,975	6,822	2,527	59%	84				

Source: Colorado State Demographer, at http://dola.colorado.gov/demog_webapps/jobs_cbef

Using somewhat different methodologies and job categories, DRCOG also projects jobs by sector, at the TAZ level. As shown in Table 14 below, in the Floyd Hill/Beaver Brook TAZ, employment is projected to grow significantly over the next 30 years in all industry categories, including production (89 percent), retail (339 percent), and services (150 percent). These projections provide an indication of the types of jobs and related types of commercial space which are projected to be in demand in the Floyd Hill area.

Table 14

Projected Jobs in Floyd Hill/Beaver Brook TAZ 70203, by Sector – DRCOG: 2005 – 2035

	TOTAL	Production	Retail	Service	Military	Contract	Self-Employed
2005	442	90	33	213	0	32	74
2015	699	111	94	347	0	48	99
2020	802	127	108	398	0	55	114
2030	967	153	131	479	0	67	137
2035	1,073	170	145	532	0	74	152
Cum. Job Growth 2005-2035	631	80	112	319	0	42	78
% Change 2005-2035	143%	89%	339%	150%	#DIV/0!	131%	105%
Avg annual growth, 2005-35	21	3	4	11	0	1	3

Source: DRCOG.

Production category is composed of NAICS sectors 11, 21, 22, 23, 31, 32, 33, 42, 48, 55. (Generally, agriculture, mining, utilities, construction, manufacturing, wholesale trade, aspects of transportation, and management of companies and enterprises). Retail category is composed of NAICS sectors 44, 45, 72. (Generally, retail trade and accommodations and food services.)

Services category is composed of NAICS sectors 49, 51, 52, 53, 54, 56, 61, 62, 71, 81, 92. (Generally, miscellaneous services and government.) Contract and self-employed workers are not assigned by industry.

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Adjacent Market Context: Development Patterns and Capacity in the Evergreen Area

To understand the broader market context influencing Floyd Hill, it is important to understand key characteristics of the development environment in Evergreen. The Evergreen area, including Bergen Park, El Rancho, North Evergreen, and other nearby areas, in several respects represents competition for Floyd Hill, particularly with regards to retail and office uses.

In other respects, needs unmet in Evergreen may create market demand in Floyd Hill. This section of the report analyzes existing and potential future land uses and development capacity in Evergreen, with an eye towards understanding their implications for development potential in Floyd Hill. Data is drawn from the Evergreen Area Community Plan (adopted by Jefferson County in 2005), the Jefferson County Assessor, and other sources. The boundaries of the Evergreen Area are as shown in Figure 4 below.

Figure 4

Evergreen Area Community Plan Boundary

(in context of boundaries of other Jefferson County plan areas)

Source: Evergreen Area Community Plan, Jefferson County, 2005.

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RRC Associates 28

Residential Development

As illustrated in Table 15 below, in 2000, the Evergreen Area had approximately 8,000 housing units and a population of 21,000. The area has significant capacity to accommodate additional residential growth. Buildout capacity based on zoning is approximately 19,100 housing units, corresponding to a population of approximately 59,900. More conservatively, buildout capacity based on an “average” of Evergreen Community Plan scenarios is approximately 16,500 housing units and 46,200 population, or roughly double the level of year 2000 residential development. This significant additional capacity is consistent with the projection that Evergreen’s households will grow by 73 percent over the 2005 – 2035 period (Table 10 previously). The additional residential development capacity in Evergreen will in some respects represent competition for residential development in Floyd Hill in the future.

Table 15

Existing and Buildout Population and Housing Units in the Evergreen Community Plan Area

Population Housing Units

2000 estimates 21,048 8,044

Buildout based on zoning 59,900 19,100

Buildout based on Plan (low end) 39,000 15,000

Buildout based on Plan (high end) 54,000 18,000

Buildout based on Plan (average) 46,200 16,500

Source: Evergreen Area Community Plan, Jefferson County, 2005.

Currently, the housing stock in the Evergreen area is predominantly single family detached, owner-occupied, and upscale. According to 2000 Census data for the “Central Jefferson” county census division (Figure 5 to follow; area dominated by Evergreen), fully 8,798 of the 9,800 housing units in the area were single family detached (90 percent). Additionally, 84 percent of occupied units were owner-occupied (16 percent renter-occupied, primarily rentals of single family homes). Additionally, the average home sales price in 2007 was \$566,930 in North Evergreen and \$411,201 in South Evergreen, according to the Mountain Metro Association of Realtors.

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Figure 5

“Central Jefferson” County Census Division Boundary

Source: 2000 Census, US Census Bureau.

Based on the characteristics of the housing mix described above, as well as comments from local market experts, the Evergreen area has a relative lack of rental housing and moderate income for-sale housing. This gap represents a potential market opportunity for Floyd Hill. **This also creates a market opportunity for Evergreen, Idaho Springs, Dumont, Empire, & Downeyville.** In the residential projections for the FHMP contained in this Market Assessment, much of the future residential development is assumed to be rental housing and moderately priced for-sale housing.

Commercial Development

As illustrated in Table 16 to follow, in 2000, the Evergreen area had approximately 920,730 square feet of built retail space, 541,330 square feet of office space, and 195,810 square feet of industrial space. Buildout based on zoning would allow for an approximate doubling of retail square footage, a tripling of office square footage, and a quadrupling of industrial square footage. (Buildout based on plan designations are considerably more conservative, however.) **The Evergreen Area Community Plan states that “[z]oning currently exists for more than enough commercial and industrial development to meet future market demands”** (p. 36). El Rancho, Bergen Park, and North Evergreen Activity Centers account for most of the commercial development in the Evergreen area.

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The large base of existing retail and office space, and additional zoned capacity, will likely compete with potential demand for similar uses in the Floyd Hill area. Additionally, significant additional zoned capacity exists for industrial space, although supply has been indicated to be tight at the present time.

Table 16

Existing and Buildout Commercial Building Space in the Evergreen Community Plan Area

Retail Sq. Ft. Office Sq. Ft. Industrial Sq. Ft.

2000 estimates 920,730 541,330 195,810

Buildout based on zoning 1,943,600 1,552,100 860,802

Buildout based on Plan (low end) 1,443,000 663,000 195,000

Buildout based on Plan (high end) 1,998,000 918,000 270,000

Buildout based on Plan (average) 1,709,400 785,400 231,000

Source: Evergreen Area Community Plan, Jefferson County, 2005.

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RRC Associates 31

Projected Development Potential in the FHMP Area

Based on the data described above, as well as additional considerations as described in this section, RRC has developed projections for future development potential in the FHMP area. The projections are grouped by type of development, i.e. residential, retail, office, etc. Generally speaking, the projections have been developed taking into account the DRCOG TAZ

projections discussed earlier, as well as adjustments to reflect local market factors, as discussed further below.

Projected Development Potential in the FHMP Area: Residential

Projections for residential development in the FHMP area have taken into account the following factors: • DRCOG/State Demographer household projections: As described

earlier, DRCOG modeling projects significant future residential development in the Floyd Hill/Beaver Brook TAZ, averaging new 24 households per year over the 2005 – 2035 period. Additional growth is also projected in the surrounding Evergreen and Idaho Springs areas, with projected average growth of 222 households/year in those two areas combined over the next 30 years. Projections by the Colorado State Demographer also anticipate significant growth in Clear Creek County, Gilpin County, and the Denver Metro Region generally.

- Regional shortfall of rental and moderately-priced for-sale units: As described previously, the housing stock in the Evergreen Community Plan area is primarily owner occupied, single family detached, and upscale in price. At the same time, the Evergreen area also has a significant jobs base (approximately 7,300 jobs in 2005), creating a demand for a variety of housing types, including rental housing and moderately priced for-sale units. Interviews with local experts (real estate brokers and developers **Please tell us who the brokers/developers are.**) also suggest that rental housing is in short supply in Evergreen. Combined, the results suggest a comparative shortfall of workforce housing in the Evergreen area relative to potential demand. In addition, data indicate that a shortfall in rental and moderately priced owner housing likely extends to other adjacent areas. In Clear Creek County, a 2003 affordable housing study identified eastern Clear Creek County as having high housing costs (as reflected in Floyd Hill's average house value of \$368,000, as noted previously). The study also observed that much of the County's multifamily and mobile home housing stock was in poor condition and/or of poor quality. Separately, in Gilpin County, explosive growth in jobs in recent years has not been met by commensurate growth in housing, resulting in in-commuting by 76 percent of Gilpin County workers (per 2000 Census). In light of the shortfall in the supply of rental and moderately priced housing in the region, and the likelihood that this need will not be fully met within Evergreen and other areas which are generating the demand, the FHMP area has the potential to fulfill a portion of that market need, likely to a greater extent than suggested by the DRCOG modeling. The FHMP area may also be comparatively strongly positioned to serve rental and moderately priced housing needs in light of the fact that competition in the more upscale portions of the market are strong (with continued buildout of Evergreen and the subdivisions to the west of Floyd Hill), and possibly due **If there is a shortage of trailer parks does that mean they should be built on Floyd Hill? This logic is flawed! Why would anyone want to live next to I-70 with its noise & pollution? What if structures are built, but no one will live in them! Then the County gets no tax monies and the developers go bankrupt.**

Floyd Hill Market Assessment Floyd Hill Master Plan
RRC Associates 32

to the fact that the areas with the greatest development potential in the FHMP area may experience visual and noise impacts from I-70. In light of these considerations, RRC is projecting a market demand potential in the FHMP area of 125 – 150 workforce / affordable residential units over a short-term time horizon (5 years from the start of economic recovery in the region). Over the medium term (15 years), RRC is projecting development potential for 175 – 200 workforce / affordable residential units and 100 – 150 other residential units (including a mix of price ranges), for 275 – 350 total units. This medium-term projection translates into an annual average of 18 – 23 new units per year, as compared to the DRCOG projection of 24 units per year (30-year average) in the broader Floyd Hill / Beaver Brook TAZ (which encompasses a larger area than the FHMP boundary). RRC's projections are comparatively aggressive relative to the DRCOG projections under the assumption that a significant portion of the new

residential development in the FHMP area would be of an affordable/rental nature, thereby enabling Floyd Hill to “capture” development which might otherwise be expected to occur in Evergreen and other areas. **What is the source of these projections that make them more than just an educated guess? What is the expected error rate in these projections?** Over the long term (30 years), the extent residential development would be expected to depend on the reasonable carrying / design capacity of the area, taking into account planning, infrastructure, and quality of life considerations. Unit counts would likely increase further (beyond the medium-term scenario), but specific figures have not been projected, in light of these other considerations, and in part out of caution due to the inherent uncertainty of very long-term projections.

Table 17

Projected Future Development Potential in the FHMP Boundary: Residential

	Cumulative	Cumulative	Cumulative
Potential New Development Thru Short Term (5 yrs)	Potential New Development Thru Medium Term (15 yrs)	Potential New Development Thru Long Term (30 yrs)	Potential New Development Thru Long Term (30 yrs)
RESIDENTIAL (units)			
Workforce / affordable residential units	125 - 150	175 - 200	
Other residential (moderate priced, single family, etc.)	none	100 - 150	
Total residential units	125 - 150	275 - 350	
Dependent on reasonable carrying/design capacity			
Source: RRC Associates.			

Projected Development Potential in the FHMP Area: Retail

Projections for retail development in the FHMP area have taken into account the following factors:

- DRCOG projections: As described earlier, DRCOG modeling projects significant **define “significant”** future retail development in the Floyd Hill/Beaver Brook TAZ. Retail jobs are projected to grow more than fourfold, from 33 jobs in 2005 to 145 jobs in 2035. The evolution of the Clear Creek County economy to increasingly be focused on serving local resident needs (including commuters and retirees), as projected by the Colorado State Demographer, would be consistent with this pattern. If it is assumed that each job is associated with approximately 300 square feet of retail space, the incremental retail demand of 112 retail

Floyd Hill Market Assessment Floyd Hill Master Plan
RRC Associates 33

- jobs over the next 30 years would translate into a need for approximately 33,000 square feet of new retail space in the TAZ. **What kind of retail businesses could reasonably survive here?**

- Growing base of local resident market support: Currently, the greater Floyd Hill area (including the mountain subdivisions to the west of the FHMP boundary) generates a projected \$13.2 million in retail and restaurant sales (excluding gas stations), as estimated by national data vendor ESRI-BIS. This is on an estimated base of approximately 400 households with roughly 1000 residents. As the subdivisions to the west of the FHMP area continue to build out, and if/when residential development occurs in the FHMP area, the base of local resident demand will continue to grow, providing additional potential market support for community-oriented retail at Floyd Hill. Additionally, growing local market support is likely to arise from projected employment increases in the FHMP area.

Table 18

Projected Retail Demand by Residents of the Floyd Hill Area, by Industry Group: 2008

Study Area:

Summary Demographics

2008 Population 977

2008 Households 402

2008 Median Disposable Income \$66,169

2008 Per Capita Income \$43,956

2008 Persons per Household 2.43

Demand

Industry Group (Retail Potential)

Motor Vehicle & Parts Dealers (NAICS 441) \$3,446,707

Furniture & Home Furnishings Stores (NAICS 442) \$415,775

Electronics & Appliance Stores (NAICS 443/NAICS 4431) \$615,888

Bldg Materials, Garden Equip. & Supply Stores (NAICS 444) \$695,341

Food & Beverage Stores (NAICS 445) \$2,785,439

Health & Personal Care Stores (NAICS 446/NAICS 4461) \$275,388

Gasoline Stations (NAICS 447/NAICS 4471) \$3,266,530

Clothing and Clothing Accessories Stores (NAICS 448) \$1,071,734

Sporting Goods, Hobby, Book, and Music Stores (NAICS 451) \$350,720

General Merchandise Stores (NAICS 452) \$153,535

Miscellaneous Store Retailers (NAICS 453) \$712,743

Nonstore Retailers (NAICS 454) \$420,037

Food Services & Drinking Places (NAICS 722) \$2,241,192

Total Retail Trade and Food & Drink (NAICS 44-45, 722) \$16,451,029

Total Retail Trade and Food & Drink, excluding Gas Stations \$13,184,499

Source: ESRI-BIS – custom tabulation for Floyd Hill market area (encompassing FHMP area and Saddleback,

Hyland Hills, and Homestead Hideaway subdivisions to the west).

Note: Gasoline station sales likely reflect additional demand from I-70 pass-through traffic.

- Supplementary market potential from drive-by traffic: In 2007, I-70 averaged 48,000 vehicles per day just west of the exit 248 / Beaver Brook Drive interchange. Moreover,

Floyd Hill Market Assessment Floyd Hill Master Plan

RRC Associates 34

traffic is projected to grow by 60 percent, to 76,800 vehicles per day, over the next 20 years (by 2027), according to current projections by CDOT. Pass-through traffic represents a potential market for convenience retail items such as gas, food / restaurants, recreation equipment, etc. **What is the current success/failure rate of gas, food & recreation equipment companies in Idaho Springs & Georgetown? Why would I-70 travelers stop at Floyd Hill when there is not an exit here? Does the County want to encourage competition with other County cities and perhaps put their commerce out of business?** Currently, access and poor advance visibility limit the potential for impulse stops, although this could be partially mitigated by advance signage, and/or the possible long-term expansion of the existing I-70 interchanges (e.g. a westbound offramp at exit 247 at the top of the hill). • Strong retail competition from nearby areas will mute potential at Floyd Hill: Extensive, convenient retail offerings nearby, particularly in El Rancho and Bergen Park and in Idaho Springs, will likely diminish the potential level of retail development that could otherwise be supported at Floyd Hill (in the absence of such competition). As described previously, in 2000, the Evergreen area had approximately 920,000 square feet of retail space, with zoned capacity for an additional 1,000,000 retail square feet.

- Anecdotal potential for specialty uses: Based on conversations with local landowners and developers, there may be potential for specialty uses such as recreation equipment

sales (ATV, snowmobile, etc.) and home furnishings / design sales, given FHMP's proximity to I-70 and (in the case of furnishings) the presence of a complementary use (Ski Country Antiques). In light of the considerations outlined above, RRC projects that supportable retail development in the FHMP boundary could grow over time in conjunction with expanding local market support. An initial increment of 10,000 square feet of retail is likely to be supportable within the short term, increasing to 40,000 square feet in the medium term and 50,000 – 75,000 square feet in the long term – an overall mass consistent with "convenience shopping center" uses, serving primarily local residents and I-70 travelers. **Source?** The retail is likely to be most successful if located convenient to the exit 247 interchange at the top of the hill, and if there is a sufficient critical mass of complementary retail uses.

Table 19 Projected Future Development Potential in the FHMP Boundary: Retail

Cumulative Potential Development Thru Short Term (5 yrs)	Cumulative Potential Development Thru Medium Term (15 yrs)	Cumulative Potential Development Thru Long Term (30 yrs)
10,000	40,000	50,000 - 75,000

Source: RRC Associates.

Projected Development Potential in the FHMP Area: Office / Light Industrial / "Flex"

Projections for office / light industrial / "flex" development in the FHMP area have taken into account the following factors:

- DRCOG projections: As described earlier, DRCOG modeling projects significant future growth in "service" employment, rising from 213 jobs in 2005 to 532 jobs in 2035, an increase of 319 jobs. Assuming approximately one employee for every 300 square feet, this would translate into additional demand for approximately 90,000 – 100,000 square feet.

Floyd Hill Market Assessment Floyd Hill Master Plan
RRC Associates 35

DRCOG also projects growth in "production" jobs over the same period, rising from 90 to 170 jobs, for a net increase of 80 jobs. Assuming 300 to 500 square feet per employee (varying depending on the nature of the uses), this would translate into demand for approximately 25,000 to 40,000 additional square feet. "Service" and "production" employment could in part translate into demand for office and industrial space respectively, although other types of space usage are associated with the sectors and specific job types within these sectors. **What is DRCOG's track record in projecting growth in rural mountain communities? What is their statistical error rate? + or - ?%**

- Additional office market considerations: Additional factors influencing the potential for office market development include the following:

- Current market conditions are soft, as reflected by anecdotally high vacancies in the Genesee / Evergreen area, due to the softening economy and significant recent construction. **What is the occupancy rate of El Rancho hotel? What is the bankruptcy rate of retailers in Bergen Park?**
- Significant competition exists, **due to ample supply in Evergreen** – including an estimated 541,300 office square feet in 2000, with zoned potential for an additional 1,000,000 square feet.

- While office is thus likely to face a difficult market in the short term, demand is likely to increase over the longer term, if/as other categories of development in Floyd Hill build out.

- Additional industrial / flex market considerations: Additional factors influencing the potential for industrial / flex market development include the following:

- Current demand is high, due to overflow from Evergreen. As of mid-2008, industry experts commented that there was significant unmet demand for storage/ assembly / office-flex space in the Evergreen area, as well as by firms serving multiple locations along the I-70 corridor. Demand was viewed as coming from both small users (800 – 2000 square feet) as well as larger users.

- Limited supply in Evergreen: As of 2000, Evergreen was estimated to have a relatively limited supply of approximately 200,000 square feet of industrial space, although the supply may have increased since then. *What's to keep Evergreen businesses from building more capacity to meets it's own needs in it's own back yard?* Zoned capacity for industrial development was significantly higher, however, at 860,000 square feet, per the Evergreen Community Plan.

- Floyd Hill enjoys favorable access. *The previous discussion states that Floyd Hill access is a liability, due to no full interchange and blocked visibility.* Access is an important consideration for many industrial users, and is considered good at Floyd Hill. Based on the considerations outlined above, RRC believes that there is short-term demand for perhaps 30,000 square feet of flex/light industrial space that could be met at Floyd Hill, increasing to 50,000 square feet in the medium term. Office demand is projected to remain relatively stagnant through the short term, but is projected to increase by 20,000 square feet over the medium term. In the long term, combined office, light industrial, and flex space demand is projected to be in the 125,000 – 150,000 square foot range. *What formula is used for these estimates? For each new household of 3, .4 jobs are created? How do you know these residents won't commute to Golden or Denver?*

Floyd Hill Market Assessment Floyd Hill Master Plan
RRC Associates 36

Table 20

Projected Future Development Potential in the FHMP Boundary: Office and Light Industrial/Flex

Potential New Development	Cumulative Thru Short Term (5 yrs)	Cumulative Thru Medium Term (15 yrs)	Cumulative Thru Long Term (30 yrs)
Office	none	20,000	
Light industrial/flex/warehouse	30,000	30,000	50,000
125,000 - 150,000 (office + light indust. combined)			
Total sqft	30,000	70,000	125,000 - 150,000

Source: RRC Associates.

Projected Development Potential in the FHMP Area: Hotel

Projections for office / light industrial / “flex” development in the FHMP area have taken into account the following factors:

- State Demographer projections: As noted earlier, Colorado State Demographer

employment projections envision a 14 percent increase in tourism employment in Clear Creek County over the next 30 years, part of which might be assumed to be attributable to lodging. **How do we know that tourism will not stay stable or even decline?**

- Limited lodging supply in Evergreen: Currently, Evergreen has just one hotel – the Quality Suites Evergreen in El Rancho, an upscale, 85 unit property. This would appear to be a comparatively undersupply, as demonstrated in the following quick analysis. Assuming that Evergreen has a population of approximately 20,000 people, the existing hotel supply translates into one hotel room for every 235 residents. By comparison, the State of Colorado as a whole has approximately 292,000 hotel rooms (per Smith Travel Research) relative to a population of roughly 5 million – or roughly 1 hotel room for every 17 residents. These results suggest that Evergreen has a per capita concentration of hotel rooms which is only 1/13th as much as the state's. Although this analysis is relatively simplistic, it does tend to indicate that Evergreen is likely undersupplied for hotel rooms, a finding corroborated by anecdotal evidence. **What's to keep Evergreen from building another Hotel? What is the current vacancy rate for Quality Suites in Evergreen. What about Evergreen bed & breakfasts (which are quite seasonal) What are the vacancy rates of the hotels/motels & bed & breakfasts in Idaho Springs and Georgetown?**

- Idaho Springs has generally older, smaller, budget/economy properties: Idaho Springs is currently estimated to have 159 hotel units in five properties ranging from 20 to 44 units, four of which are priced in the budget / economy tier and one of which is midpriced. The newest of the hotels appears to have been constructed in 1986, with the others likely constructed in the 1950s or before. **I thought you wanted lower priced lodging?**

- There is an anecdotal need for conference space in Evergreen, due to a lack of function space for gatherings of more than 200 attendees. **What's to keep an Evergreen entrepreneur from building more conference space in Evergreen and putting any similar structure on Floyd Hill out of business?**

- Anecdotal developer interest in hotel development has been expressed, based on the representations of interested parties. **Who is this? Just because a developer is interested does that mean the development will be economically feasible?**

- Limitations on access and advance visibility may be a challenge for hotel development at Floyd Hill, but could potentially be mitigated with signage, in addition to possible future interchange expansion (e.g. westbound off-ramp at exit 247). **How much would an interchange at Floyd Hill cost? Who would pay for this? CDOT has stated that the cost of an interchange at Floyd Hill is prohibitive per Harry Dale.**

Floyd Hill Market Assessment Floyd Hill Master Plan
RRC Associates 37

Based on these considerations, RRC has projected that demand would exist within the medium term for an 80 – 125 room, moderately priced hotel with food and beverage service and/or an accompanying free-standing restaurant, due in part to significant demand in the broader Evergreen area, proximity to I-70 (notwithstanding access limitations), and limited competitive supply. A limited size small conference or meeting space to accommodate groups of perhaps 400 might also be considered, to serve the broader Evergreen area as well as Floyd Hill. Also related to a hotel use might be a service station and locally oriented grocery / general store, as well as a restaurant and

coffee shop. There seems to be a huge optimistic jump to this conclusion from the previous discussion. If you build it, it will fail. Then we have an abandoned building at the base of Floyd Hill which earns no revenue for the County.

Potential for Community Services and Facilities in the FHMP Area

As the population of the greater Floyd Hill area increases over time, the area may become increasingly able to support community facilities and services such as a community center, branch library, county annex, and/or other potential services and facilities. Although this market assessment does not attempt to document which facilities might be supportable and at what time, it is noted that such facilities may become appropriate as demand / projected usage

warrants, and could add to the overall quality of life of local residents. The justifications in this analysis are unsubstantiated. Sources and methodology are unclear. The County and its citizens will not be served by unsuccessful development. There are other suitable areas within the County (Idaho Springs, Dumont, Doneyville, Empire, Georgetown) with established infrastructure (water, roads, sewage, police, and fire) that can accommodate residential and commercial development without the risk and investment required on Floyd Hill. If the eastern Gateway to the County is just another collection of structures and cement, we have destroyed that natural rural setting that tourists come to see. Once water at the base of Floyd Hill is depleted, residents and commercial holdings will be forced to move away, leaving yet another ghost town for all passers-by to see.

Respectfully submitted for your response and comments,

Linda G. Berteau
Musicats420@ecentral.com
957 Aspen Drive
Evergreen, CO 80439
303-679-3025

Elena Scott

From: Linda & Paul Berteau [musicats420@ecentral.com]
Sent: Thursday, August 20, 2009 8:44 PM
To: Rollenhagen Frederick; Elena Scott
Subject: [Fwd: US285 at Light Lane in Conifer development]
Attachments: Light Lane and US285 before development.JPG; Light Lane & US285 Conifer after development.jpg; Attached Message Part

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

Subject: US285 at Light Lane in Conifer development

Date: Wed, 19 Aug 2009 10:53:15 -0600

From: Steve Wakefield <steve@i-ess.com>

Reply-To: <steve@i-ess.com>

Organization: Infostructure, Inc.

To: <musicats420@ecentral.com>

The few dozen residents at Light Lane in Conifer were universally against the development that would move the Safeway from an existing development (now that development, by the way, struggles to stay utilized since they lost the "anchor" of the Safeway store) that now has Checker Auto and True Value Hardware where Safeway used to be to a new development site on the South side of US285 about ½ mile to the East of its' old location.

THEY HAD A MARKETING PLAN, TOO!

The original development plan was for the Safeway and a small strip center with a half dozen or so strip locations nearby. The original plan called for traffic West bound on US285 to turn left across the busy US285 traffic. The local residents of Light Lane hoped this would stop the development since the traffic plan the developers submitted downplayed the danger of the traffic turning across US285.

The homeowners found the information in the MARKETING PLAN that said hundreds of cars per day would enter the development. THIS fact being brought to light by Light Lane homeowners FORCED the developers to change the left turn lane plan to now create an OVERHEAD overpass for traffic from the west to cross US285. The homeowners HOPED this would stop the development as the developers were forced to pay MILLIONS to help the state put in the overpass, if it were to happen after the CDOT restudied the "new information".

INSTEAD – the developers just increased the size of the development to pay for the overpass and now planned half dozen "pad sites" for stand alone locations like the now-closed Chili's restaurant and the Safeway Gas Station was now added to the plans! THIS is exactly how these things get out of control. NOW the development was even larger – BUT the MARKETING PLAN assured there was PLENTY of business for all the development!

BLIGHTED DEVELOPMENT!

Now that the development has been 75% completed only for the last two years, the businesses are closing down left and right! Chili's and Heidi's deli have failed! Starbucks is slated to be closed in late 2009 or early 2010 by the corporate store closure list. MANY other businesses have failed! There are easily one dozen empty, completed locations for lease now – many of which housed previously closed businesses! MUCH of the development will wait YEARS to be completed if ever completed! AND – THEY HAD A MARKETING PLAN that said it was all needed!!!!

DOES THIS SOUND FAMILIAR!

DO WE WANT FLOYD HILL TO LOOK LIKE THIS BLIGHTED DEVELOPMENT?

THERE ARE STARK SIMILARITIES TO THIS DEVELOPEMNT AND THE FLOYD HILL MASTER PLAN MARKETING STUDY! BOTH SUFFER FROM THE FACT PEOPLE DO NOT WANT TO STOP ON THERE WAY TO/FROM THE MOJNTAINS JUST 20 MILES FROM THE MAIN FREEWAYS!!!!!!!!!!!!!!!!!!!!!!

CAN WE LEARN FROM THE MISTAKE IN CONIFER? I HOPE SO! We do have the advantage of having hundreds of residents on Floyd Hill instead of a few dozen like Light Lane in Conifer. So we have more voices to be heard!

Steve Wakefield

stevejwakefield@aol.com

THANKS

Steve

PS – the before and after pictures are attached. The before picture shows the bare beginning of the excavation of the development. They moved over ONE MILLION cubic yards of dirt to do this development one of the excavators told me! The after picture also shows the extensive water and wastewater plant required for the increased development plan to the right of the overhead (sound familiar again?).



Steve Wakefield, Sr. Account Manager

steve@i-ess.com

Mobile (303) 249-9416

www.infostructure-ess.com



Light Lane and US285 before development.JPG



Light Lane & US285 Conifer after development.jpg

Elena Scott

From: Linda & Paul Berteau [musicats420@ecentral.com]
Sent: Thursday, August 20, 2009 9:25 PM
To: Rollenhagen Frederick; Elena Scott
Subject: [Fwd: Market Analysis]
Attachments: Evergreen Sold Info.pdf; Evergreen Active Info.pdf; Attached Message Part

This summary of homes for sale and sold on Floyd Hill in the a 1 year period of time (June 1, 2008-May 31, 2009) was prepared by an independent real estate agent, Karla Johnson of Take Care Realty. I propose that it be included in the Floyd Hill Master Plan Market Analysis. Please feel free to contact Ms. Johnson for an updated analysis (since this was dated June 5th). The average single family dwelling on Floyd Hill takes 258 days to sell. This is the kind of concrete data that needs to be included in the master plan.

A similar analysis of the vacancy rates for the U.S. 40 Industrial Park should also be summarized in this way.

We have excess capacity with what is already built in our area and cannot support more. Allowing development at the base of Floyd Hill is too risky for the County's significant investment in infrastructure and the cost to maintain it. It is irresponsible for the County to support and encourage development at the base of Floyd Hill which is destined to fail.

Awaiting your response to each of my e-mails,

Respectfully submitted,

Linda Berteau
musicats420@ecentral.com
957 Aspen Drive
Evergreen, CO 80439
303-679-3025

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

Subject:Market Analysis
Date:Fri, 5 Jun 2009 14:30:30 -0600
From:Take Care Realty <TakeCareRealty@comcast.net>
To:Paul & Linda Berteau <musicats420@ecentral.com>

These are the analyses for the areas you specified. I included active listings as well. If this isn't exactly what you need, please let me know.

I've enclosed a market analysis for the area you specified. Anything with "Beaver, Saddleback or Floyd" in their subdivision name is listed here.

What I conclude from these numbers:

Between June 1, 2008 and May 31, 2009, the average days on market (from listing date to closing date) was 258. The shortest time span was 75 days.

There were only 6 properties that sold in that time span. There is only 1 house currently under contract, so the number of sold properties will not increase soon.

Currently, there are 20 properties actively on the market.

Given the current rate of sales, it would take 40 months to clear out the current inventory.

One observation that may help: For houses under \$350,000, Realtors are seeing a steady recovery in prices. However, for houses above that price point, prices are still declining. This section of the market is predicted to continue to suffer for a while. If you look at the data, most of the houses are above this price point.

As a further observation, people are being much more value-conscious and tight with their money. That much is obvious from the consumer confidence indices. Since Evergreen comes with a higher cost of living (commuting costs, higher taxes, etc.) the Buyer pool will be somewhat limited for a while.

Hope this helps!! Let me know if I can give any more data or analyses.

Karla Johnson
Take Care Realty
(720) 933-6432

Oh, by the way. . .If you know anyone who would like to buy or sell a home, I'd love to help them. Just give me their name and number and I will follow up and take great care of them!

Elena Scott

From: Linda & Paul Berteau [musicats420@ecentral.com]
Sent: Thursday, August 20, 2009 9:29 PM
To: Rollenhagen Frederick; Elena Scott
Subject: [Fwd: Comparable Market Analysis for the Floyd Hill area]
Attachments: CMARreport.pdf; Attached Message Part

For inclusion in the Floyd Hill Master Plan Market Analysis

Linda Berteau
musicats420@ecentral.com
957 Aspen Drive
Evergreen, CO 80439
303-679-3025

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

Subject: Comparable Market Analysis for Evergreen
Date: 20 Jun 2009 12:48:33 -0600
From: TAKECAREREALTY@COMCAST.NET
To: musicats420@ecentral.com

This is the report for houses that have either sold or are currently under contract.

As you can see, homes took an average of 161 days to sell.

Further, you can see from all of the reports the significant drop in prices.

Let me know if I can help with anything else!

Regards,
Karla Y Johnson
Take Care Realty
(720) 933-6432

Elena Scott

From: Linda & Paul Berteau [musicats420@ecentral.com]
Sent: Thursday, August 20, 2009 9:27 PM
To: Rollenhagen Frederick; Elena Scott
Subject: [Fwd: Comparable Market Analysis for Evergreen]
Attachments: CMARreport.pdf; Attached Message Part

More specific information about the dismal single family housing market for the Floyd Hill area, for inclusion in the Floyd Hill Master Plan Market Analysis.

Linda Berteau
957 Aspen Drive
Evergreen, CO 80439
303-679-3025
musicats420@ecentral.com

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

Subject: Comparable Market Analysis for Evergreen
Date: 20 Jun 2009 12:43:41 -0600
From: TAKECAREREALTY@COMCAST.NET
To: musicats420@ecentral.com

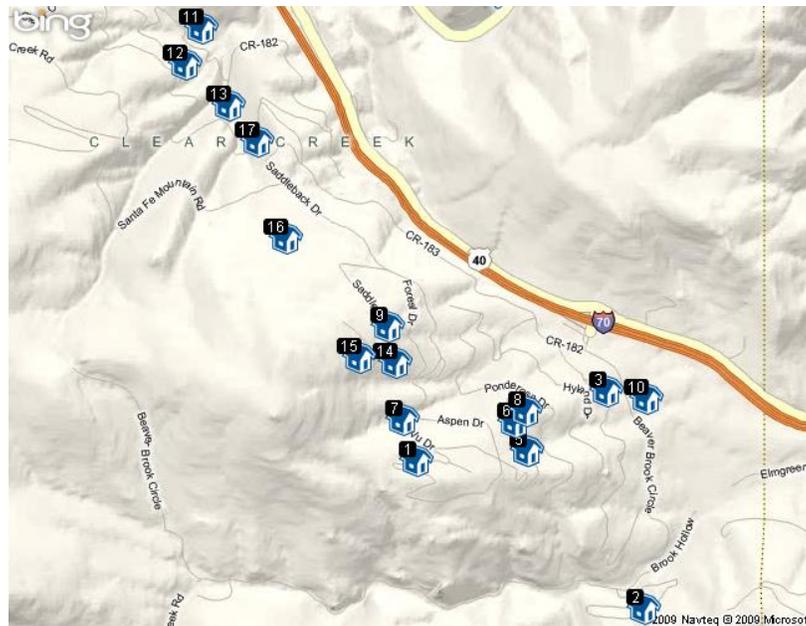
I have attached the updated Market Analysis for Evergreen. You can see prices have gone down more than 7.5% between June of 2008 and June of 2009.

If anyone needs any additional information, I'd be happy to help!

Talk to you soon--

Karla Johnson
Take Care Realty
(720) 933-6432

Map



Only properties with a valid latitude and longitude in county records will appear on the map.

Comparable Properties

Address	List Date	Sold Date	Original List Price	Sold Price
1. 1832 Aspen Dr	01/02/09		\$240,000	
2. 201 Hideaway Cir	05/15/09		\$220,000	
3. 209 Meadow View Dr	05/12/09		\$279,180	
4. 1063 Meadow View Dr	06/11/09		\$274,900	
5. 251 Beaver Brook Canyon Rd	05/12/09		\$299,900	
6. 868 Aspen Dr	05/10/07		\$379,900	
7. 1255 Hy Vu Dr	06/05/09		\$425,000	
8. 319 Hy Vu Dr	05/28/09		\$475,000	
9. 1266 Saddle Ridge Dr	04/23/09		\$329,000	
10. 239 Beaver Brook Canyon Rd	03/05/09		\$375,000	
11. 1667 Elk Valley Dr	04/22/09		\$450,000	
12. 2090 Elk Valley Dr	09/18/08		\$474,900	
13. 351 Clear Creek Rd	02/04/09		\$599,999	
14. 1331 Saddle Ridge Dr	03/16/09		\$619,000	
15. 1429 Saddle Ridge Dr	08/15/08		\$1,450,000	
16. 221 Halter Way	02/06/09		\$1,375,000	
17. 140 Outpost Ln	04/23/08		\$3,100,000	

Comparable Properties

	 1832 Aspen Dr EVERGREEN, Colorado 80439	 201 Hideaway Cir EVERGREEN, Colorado 80439	 209 Meadow View Dr EVERGREEN, Colorado 80439
Listing #:	730880	772055	770809
Status:	A	A	A
Property Type:	Residential	Residential	Residential
List Price:	\$180,000	\$210,000	\$251,987
County:	Clear Creek	Clear Creek	Clear Creek
Area:	MEN Mtn Evergreen N	MEN Mtn Evergreen N	MEN Mtn Evergreen N
Subdivision:	HYLAND HILLS	HOMESTEAD HIDEAWAY	HYLAND HILLS
Type:	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
Beds:	2	3	3
Baths:	2	1	3
Fireplaces:	2	1	2
Mstr Bed Loc:			
Laundry Loc:			
SqFt:	1,452	1,480	1,862
Bsmt SqFt:	1,092		756
Total SqFt:	2,544	1,480	2,618
Finished SqFt:	1,998	1,480	2,618
Basement:	Full, Walk-Out	None	Partial, Walk-Out
Bsmt Finished:	Partial Finished		Fully Finished
Bsmt % Finished:	50%		100%
Year Built:	1976	1977	1972
Style:	Story & 1/2	Three Story	Story & 1/2
Architecture:		Rustic Contemp	Traditional
Construction:	Frame	Frame	Frame
Construction Ext:	Other		Wood Siding
Roofing Material:	Comp Shingles	Comp Shingles	Comp Shingles
Car Storage:	Off Street	Off Street	Garage, Attached
Car Spaces:	2	2	2
Lot Size:	43560		39204
Acres:	1	1.4	0.9
Horses:			
Heat:	Electric, Baseboard	Propane, Stove	Gas, Hot Water
Water:		Well Household	Well Household
Sewer:		Septic	Septic
Taxes:		\$1,046	\$2,240
HOA Quoted:	\$25, Annual		
HOA Includes:	Management Only		
Remarks:	GREAT OPPORTUNITY FOR EQUITY SHORT SALE, QUICK ACCESS TO I-70, VAULTED CEILING, GREAT ROOM W/ STONE FIREPLACE, PROPERTY NEEDS LOTS OF TLC, GREAT OPPORTUNITY FOR INVESTMENT/SWEAT EQUITY	1480 TTL SF CHARMING REMODELED MTN GETAWAY. SPACIOUS BRIGHT GREAT RM, VAULTED CEILINGS, LG UPDATED KITCH, GREAT SETTING & VIEWS, LG DECK & SEPARATE CABIN CAN BE FINISHED FOR OFFICE OR PLAYHOUSE. JUST MINUTES OFF I-70.	GREAT LOCATION TO SKIING OR DENVER, UPDATED 3 BR HOME, SS APPLCS, WASHER/DRYER, UPGRADED KITCHEN, 2 FPLS, HDWD FLRS, MASTER BR SUITE W/5PC BATH, JETTED TUB, NG HOT WATER HEAT, HEATED 2 CAR GAR, GREAT VIEWS, WRAPAROUND DECK.
Listing Office:	RE/MAX ALLIANCE CONIFER	RE/MAX ALLIANCE-EVERGREEN	RE/MAX ALLIANCE-EVERGREEN
Sold Price:			
Sold Date:			
Sold Term:			
Seller DP Assist:	\$0	\$0	\$0
Concession Type:			
Concession Amt:			

Comparable Properties

	 1063 Meadow View Dr EVERGREEN, Colorado 80439	 251 Beaver Brook Canyon Rd EVERGREEN, Colorado 80439	 868 Aspen Dr EVERGREEN, Colorado 80439
Listing #:	780765	770823	608863
Status:	A	A	A
Property Type:	Residential	Residential	Residential
List Price:	\$274,900	\$279,900	\$379,900
County:	Clear Creek	Clear Creek	Clear Creek
Area:	MEN Mtn Evergreen N	MEN Mtn Evergreen N	MEN Mtn Evergreen N
Subdivision:	HYLAND HILLS	HYLAND HILLS	HYLAND HILLS
Type:	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
Beds:	2	4	5
Baths:	2	2	2
Fireplaces:	1	2	
Mstr Bed Loc:			
Laundry Loc:			
SqFt:	1,845	2,924	1,480
Bsmt SqFt:			1,480
Total SqFt:	1,845	2,924	2,960
Finished SqFt:	1,845	2,924	2,590
Basement:	Walk-Out	None	Full, Walk-Out
Bsmt Finished:	Fully Finished		Partial Finished
Bsmt % Finished:	100%		75%
Year Built:	1988	1969	1988
Style:	Two Story	Story & 1/2	Ranch/One-Story
Architecture:	Mtn Contemp		
Construction:	Frame	Frame	Log
Construction Ext:	Wood Siding		
Roofing Material:	Comp Shingles	Comp Shingles	Metal
Car Storage:	Off Street	Off Street, None	Garage, Detached, Oversized
Car Spaces:	4		1
Lot Size:	56628	43560	
Acres:	1.3	1	1.8
Horses:			
Heat:	Gas, Forced Air	Gas, Hot Water	Gas, Forced Air
Water:	Well Household	Well Household	Well Domestic
Sewer:	Septic	Septic	Septic
Taxes:	\$1,626	\$2,095	\$1,649
HOA Quoted:			
HOA Includes:			
Remarks:	*EVERGREEN*MTN RETREAT W/THE DECK YOU'VE BEEN LOOKING FOR*PANAROMIC VIEWS*PRIVATE QUIET LVNG*UPPER FLR MSTR&5-PC BATH* *OPEN MAIN FLR W/KTCH,EAT-IN SPACE,WD FLRS, GAS FRPL*FULL FINISHED WALK OUT W/BD,BATH, FAM RM*MIN TO DNV,SKIING,EVGRN LAKE&TWN*	WOW!GREAT MOUNTAIN HOME WITH BEAUTIFUL VIEWS*2 FIREPLACES*CUSTOM BUILT-IN SHELVES* JET ACTION TUB IN MAIN FLOOR BATHROOM*SOME UPDATING IN KITCHEN*NEWER VANITIES IN BATHROOMS* BUYER TO PAY FOR UN/RE-WINTERIZATION	VIEWS ARE PRICELESS, POSSIBILITES ARE ENDLESS. 3 DECKS, DETACHED, OVERSIZED GARAGE WITH FURNACE AND WATER. AUXILLARY POWER. ADJUDICATED WELL, SAUNA, HOT TUB, BEAUTIFUL POT BETTY STOVE, CARPET ALLOWANCE
Listing Office:	LIVE URBAN REAL ESTATE	RE/MAX PROFESSIONALS	KELLER WILLIAMS PREFERRED RLTY
Sold Price:			
Sold Date:			
Sold Term:			
Seller DP Assist:	\$0	\$0	\$0
Concession Type:			
Concession Amt:			

Comparable Properties

			
	1255 Hy Vu Dr EVERGREEN, Colorado 80439	319 Hy Vu Dr EVERGREEN, Colorado 80439	1266 Saddle Ridge Dr EVERGREEN, Colorado 80439
Listing #:	778810	775971	764848
Status:	A	A	A
Property Type:	Residential	Residential	Residential
List Price:	\$425,000	\$475,000	\$309,000
County:	Clear Creek	Clear Creek	Clear Creek
Area:	MEN Mtn Evergreen N	MEN Mtn Evergreen N	MEN Mtn Evergreen N
Subdivision:	HYLAND HILLS	HYLAND HILLS	HYLAND HILLS/SADDLEBACK
Type:	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
Beds:	3	4	3
Baths:	3	3	3
Fireplaces:	2	2	
Mstr Bed Loc:			
Laundry Loc:			
SqFt:	1,604	2,173	2,652
Bsmt SqFt:	1,115	1,457	
Total SqFt:	2,719	3,630	2,652
Finished SqFt:	2,719	3,630	2,184
Basement:	Partial	Walk-Out	Full, Walk-Out
Bsmt Finished:	Fully Finished	Fully Finished	Fully Finished
Bsmt % Finished:		100%	67%
Year Built:	2002	1997	1983
Style:	Two Story	Two Story	Raised Ranch
Architecture:	Mtn Contemp	Mtn Contemp	
Construction:	Frame	Frame	Frame
Construction Ext:			
Roofing Material:	Comp Shingles	Comp Shingles	Comp Shingles
Car Storage:	Garage, Attached	Garage, Attached, Oversized	Garage, Attached
Car Spaces:	2	2	1
Lot Size:	69696		
Acres:	1.6	1	2.92
Horses:			
Heat:	Propane, Forced Air	Gas, Forced Air	Electric, Baseboard
Water:	Well Household	Well Household	Well Household
Sewer:	Septic	Septic	Septic
Taxes:	\$2,378	\$2,484	\$2,011
HOA Quoted:			
HOA Includes:			
Remarks:	2719 SQ.FT., INCREDIBLE VIEWS, PERFECT LOCATION BETWEEN DENVER & SKIING, PRIVATE, PAVED DRIVEWAY, WALLS OF WINDOWS, GRANITE KITCHEN ISLAND, MASTER SUITE RETREAT, NEWER HOME, SO MUCH MORE!	3630 SQFT, INCREDIBLE VIEWS OF MOUNTAINS & CITY LIGHTS, PERFECT LOCATION BETWEEN DENVER & SKIING, PVT, EASY ACCESS, PAVED DRIVE, GREAT OPN FLR PLN, VAULTED CEILINGS, MASTER SUITE RETREAT, SO MUCH MORE!	VIEWS YOU HAVE TO SEE TO BELIEVE, PRIVATE FOREST SETTING W/ROCK FORMATIONS, ENERGY EFFICIENT, SOLAR, OPEN GREAT RM, MAHOGANY WD FLRS, DECK, SUN ROOM, SO MUCH MORE, WOW!
Listing Office:	RE/MAX ALLIANCE-EVERGREEN	RE/MAX ALLIANCE-EVERGREEN	RE/MAX ALLIANCE-EVERGREEN
Sold Price:			
Sold Date:			
Sold Term:			
Seller DP Assist:	\$0	\$0	\$0
Concession Type:			
Concession Amt:			

Comparable Properties

			
	239 Beaver Brook Canyon Rd EVERGREEN, Colorado 80439	1667 Elk Valley Dr EVERGREEN, Colorado 80439	2090 Elk Valley Dr EVERGREEN, Colorado 80439
Listing #:	764370	764347	766237
Status:	A	A	A
Property Type:	Residential	Residential	Residential
List Price:	\$370,000	\$450,000	\$474,900
County:	Clear Creek	Clear Creek	Clear Creek
Area:	MEN Mtn Evergreen N	MEN Mtn Evergreen N	MEN Mtn Evergreen N
Subdivision:	HYLAND HILLS,FLOYD HILL,B	SADDLEBACK RIDGE ESTATES	SADDLEBACK RIDGE ESTATES
Type:	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
Beds:	4	3	3
Baths:	3	3	3
Fireplaces:	2	1	2
Mstr Bed Loc:			
Laundry Loc:			
SqFt:	1,516	1,630	3,319
Bsmt SqFt:	1,428	1,458	
Total SqFt:	2,944	3,088	3,319
Finished SqFt:	2,866	2,730	3,319
Basement:	Partial, Garden Level	Partial, Walk-Out	None
Bsmt Finished:	Partial Finished	Partial Finished	
Bsmt % Finished:	95%	80%	
Year Built:	1992	1995	1979
Style:	Raised Ranch	Raised Ranch	Bi-Level
Architecture:	Mtn Contemp	Mtn Contemp	Contemporary
Construction:	Frame	Frame	Frame
Construction Ext:			Cedar Siding
Roofing Material:	Comp Shingles	Comp Shingles	Comp Shingles
Car Storage:	Garage, Attached	Garage, Attached	Garage, Attached, Detached, Oversized
Car Spaces:	2	2	4
Lot Size:	52272	87555	130680
Acres:	1.2	2.01	3
Horses:			
Heat:	Gas, Forced Air	Propane, Forced Air	Radiant
Water:	Well Household	Well Household	Well Household
Sewer:	Septic	Septic	Septic
Taxes:	\$2,271	\$2,040	\$2,692
HOA Quoted:		\$35, Annual	\$35, Annual
HOA Includes:		Management Only	
Remarks:	SUPERB POND SETTING*VIEWS FOREVER*30MIN 2 DWNTWN*EZ SKI COMMUTE**EZ ACCESS 2 EVERY THING*SPORTS CT&PARK BACKYD*FLAT LOT*2MST BDRMS*HUGE CUSTOM BATH W/STEAM*TRANQUIL PRIVATE AREA AROUND POND*BUILT IN HUTCH& SEATING AREA*2OVENS*LOTS OF	WANNA GET AWAY? STUNNING MTN CONTEMPORARY HOME! CLOSE TO SLOPES/DENVER! BOASTS: GREAT CONDITION*CHEFS KITCHEN W/BRKFST BAR* COZY FIREPLACE IN LIVING RM*HARDWOOD FLRS*WRAP AROUND DECK*HOT TUB* RV PARKING* STRGE SHED *NEUTRAL CLRS*SO FACING	3 ACRE FOOTHILLS SANCTUARY. EZ ACCESS TO I- 70 @ FLOYD HILL. EXCELLENT VALUE UNDER \$145 /SQ FT. TRUE GREAT RM, VAILTED, OPEN. WINDO WS FRAME BEAUTIFUL VISTAS. TRAVERTINE FLRS. UP TO DATE MAPLE,GRANITE KIT. WAY.SPA RM. 4 CAR GARAGES. ADJ 3.2 AC LOT \$55K.MLS 769932
Listing Office:	RE/MAX PROFESSIONALS	RE/MAX PROFESSIONALS	ASSIST 2 SELL REAL ESTATE SERV
Sold Price:			
Sold Date:			
Sold Term:			
Seller DP Assist:	\$0	\$0	\$0
Concession Type:			
Concession Amt:			

Comparable Properties

			
	351 Clear Creek Rd EVERGREEN, Colorado 80439	1331 Saddle Ridge Dr EVERGREEN, Colorado 80439	1429 Saddle Ridge Dr EVERGREEN, Colorado 80439
Listing #:	741836	753481	692284
Status:	A	A	A
Property Type:	Residential	Residential	Residential
List Price:	\$525,000	\$619,000	\$1,250,000
County:	Clear Creek	Clear Creek	Clear Creek
Area:	MEN Mtn Evergreen N	MEN Mtn Evergreen N	MEN Mtn Evergreen N
Subdivision:	SADDLEBACK RIDGE ESTATES	SADDLEBACK	SADDLEBACK HEIGHTS
Type:	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
Beds:	3	5	4
Baths:	4	4	5
Fireplaces:	1		2
Mstr Bed Loc:			
Laundry Loc:			
SqFt:	2,047	2,400	3,575
Bsmt SqFt:	1,638	1,600	1,800
Total SqFt:	3,685	4,000	5,375
Finished SqFt:	3,260	4,000	5,375
Basement:	Full, Walk-Out	Full	Full, Walk-Out
Bsmt Finished:	Fully Finished	Open	Fully Finished
Bsmt % Finished:	90%		100%
Year Built:	2008	1994	2003
Style:	Ranch/One-Story	Two Story	Two Story
Architecture:	Contemporary	Mtn Contemp	Chalet
Construction:	Stucco	Frame	Stucco
Construction Ext:		Cedar Siding	
Roofing Material:	Comp Shingles	Metal	Metal
Car Storage:	Garage, Attached, Oversized	Garage, Attached	Garage, Attached, Oversized
Car Spaces:	3	2	3
Lot Size:	169884		179467
Acres:	3.9	4.5	4.12
Horses:			
Heat:	Gas, Forced Air	Gas, Radiant	Propane, Hot Water
Water:	Well Household	Well Household	
Sewer:	Septic	Septic	Septic
Taxes:	\$1,357	\$2,631	\$2,731
HOA Quoted:	\$35, Annual		
HOA Includes:			
Remarks:	IMPRESSIVE CRAFTSMANSHIP IN THIS DESIGN ENHANCED NEW CONSTRUCTION. FEATURES INCLUDE CHERRY & HICKORY CABS, PORCELIN TILE FRS, ON DEMAND HOT WATER SYSTEM, GRANITE THRU-OUT, EARTH TONE WARM PAINT COLORS, DBL DRAWER DISHWASHER, WINE COOLER, SS APP, 1000 SF BONUS RM	TOP OF THE WORLD VIEWS FROM DIA TO DENVER. EXPANSIVE GLASS, WOOD FLRS, GOURMET KITCHEN W/ VIKING DOUBLE OVEN, SUB-ZERO REF, BOSCH DISHWASHER, GRT HOUSE FOR ENTERTAINING. EZ ACC TO I-70, 25MIN TO DENVER, GRT VALUE COMM-SUBJECT TO SHORT SALE BANK APPROVAL.	THIS IMMACULATE 4 BR, 5 BATH CUSTOM-BUILT EUROPEAN STYLE HOME SITS ON A BREATHTAKING PINNACLE OF SADDLEBACK MTN IN EVERGREEN. THIS HOME OFFERS HOME THEATER, EFFICIENT HEAT INCL HOT WATER ON DEMAND, 48IN VIKING REF.
Listing Office:	INTERO REAL ESTATE SERVICES	FULLER SOTHEBY'S INT'L REALTY	RE/MAX PROFESSIONALS
Sold Price:			
Sold Date:			
Sold Term:			
Seller DP Assist:	\$0	\$0	\$0
Concession Type:			
Concession Amt:			

Comparable Properties

		
	221 Halter Way EVERGREEN, Colorado 80439	140 Outpost Ln EVERGREEN, Colorado 80439
Listing #:	741597	685255
Status:	A	A
Property Type:	Residential	Residential
List Price:	\$1,375,000	\$2,700,000
County:	Clear Creek	Clear Creek
Area:	MEN Mtn Evergreen N	MEN Mtn Evergreen N
Subdivision:	SADDLEBACK/THE GRAND PRES	THE GRAND PRESERVE/SADDLE
Type:	Detach Singl Fam	Detach Singl Fam
Beds:	4	4
Baths:	5	7
Fireplaces:	4	6
Mstr Bed Loc:		
Laundry Loc:		
SqFt:	5,204	7,632
Bsmt SqFt:	2,425	2,500
Total SqFt:	7,629	10,132
Finished SqFt:	6,380	10,132
Basement:	Partial, Walk-Out	Full, Walk-Out
Bsmt Finished:	Partial Finished	Fully Finished
Bsmt % Finished:	48%	100%
Year Built:	2006	2008
Style:	Two Story	Three Story
Architecture:	Mtn Contemp	Mtn Contemp
Construction:	Frame	Frame
Construction Ext:	Rock	Rock
Roofing Material:		Concrete Tile
Car Storage:	Garage, Attached	Garage, Attached, Oversized
Car Spaces:	3	7
Lot Size:		
Acres:	5.74	4.72
Horses:		
Heat:	Propane, Forced Air	Propane, Forced Air
Water:	Well Household	Well Household
Sewer:	Septic	Septic
Taxes:	\$10,976	\$6,708
HOA Quoted:	\$295, Monthly	\$295, Monthly
HOA Includes:		Snow Removal, Grounds Maint
Remarks:	NEW CONST IN THE GRAND PRESERVE, 7629 SQ FT 4BD/5BA. STONE, TIMBER & GLASS. SPLIT CURVE GRAND STAIRCASE, GOURMET KIT, FRML DINING, FLOATING GREAT RM, MAIN FLR STUDY, MSTR RET W/ LIBRARY, PVT ROOFTOP PATIO. OPT THEATER, GAME RM & WINE. AMAZINGLY UNIQUE.	RUSTIC TIMBER & STONE, EXPANSIVE GLASS, CAR SHOWROOM, CARWASH. MAIN FLOOR MASTER.OFFICE EXERCISE ROOM, VIEWS FOREVER! GATED CUL-DE-SAC OF 7 HOMES, TOP OF THE LINE LUXURY
Listing Office:	COLDWELL BANKER RESIDENTIAL 28	COLDWELL BANKER RESIDENTIAL 28
Sold Price:		
Sold Date:		
Sold Term:		
Seller DP Assist:	\$0	\$0
Concession Type:		
Concession Amt:		

Price Comparison

Active Listings

Address	List Date	Original List Price	Current List Price	Orig vs Current (%)
1832 Aspen Dr	01/02/09	\$240,000	\$180,000	25.00
201 Hideaway Cir	05/15/09	\$220,000	\$210,000	4.55
209 Meadow View Dr	05/12/09	\$279,180	\$251,987	9.74
1063 Meadow View Dr	06/11/09	\$274,900	\$274,900	0.00
251 Beaver Brook Canyon Rd	05/12/09	\$299,900	\$279,900	6.67
1266 Saddle Ridge Dr	04/23/09	\$329,000	\$309,000	6.08
239 Beaver Brook Canyon Rd	03/05/09	\$375,000	\$370,000	1.33
868 Aspen Dr	05/10/07	\$379,900	\$379,900	0.00
1255 Hy Vu Dr	06/05/09	\$425,000	\$425,000	0.00
1667 Elk Valley Dr	04/22/09	\$450,000	\$450,000	0.00
2090 Elk Valley Dr	09/18/08	\$474,900	\$474,900	0.00
319 Hy Vu Dr	05/28/09	\$475,000	\$475,000	0.00
351 Clear Creek Rd	02/04/09	\$599,999	\$525,000	12.50
1331 Saddle Ridge Dr	03/16/09	\$619,000	\$619,000	0.00
1429 Saddle Ridge Dr	08/15/08	\$1,450,000	\$1,250,000	13.79
221 Halter Way	02/06/09	\$1,375,000	\$1,375,000	0.00
140 Outpost Ln	04/23/08	\$3,100,000	\$2,700,000	12.90
Average:		\$668,634	\$620,563	7.19

Map



Only properties with a valid latitude and longitude in county records will appear on the map.

Comparable Properties

Address	List Date	Sold Date	Original List Price	Sold Price
1. 490 Beaver Brook Canyon Rd	11/25/08		\$279,900	
2. 1295 Hy Vu Dr	03/18/08		\$460,000	
3. 856 Hyland Dr	03/20/08	07/29/08	\$350,000	\$330,000
4. 1701 Aspen Dr	01/20/09	02/27/09	\$359,000	\$352,000
5. 81 Yarrow Trl	04/07/09	05/29/09	\$399,000	\$390,000
6. 3470 Beaver Brook Canyon Rd	02/23/08	12/22/08	\$227,000	\$185,000
7. 1752 Aspen Dr	03/06/09	03/26/09	\$300,000	\$300,000
8. 345 Meadow View Dr	03/06/09	04/28/09	\$395,000	\$382,000
9. 11 Sawmill Creek Rd	08/12/08	05/22/09	\$620,000	\$560,000
10. 1076 Hy Vu Dr	05/01/08	03/05/09	\$359,000	\$320,000
11. 900 Sawmill Creek Dr	12/11/08	04/15/09	\$409,900	\$364,000
12. 1633 Santa Fe Mountain Rd	07/18/08	12/05/08	\$664,900	\$628,000
13. 1453 Santa Fe Mountain Rd	07/20/08	12/19/08	\$649,000	\$635,000
14. 425 Upper Elk Valley Dr	04/03/07	05/18/09	\$999,000	\$860,000

Comparable Properties

			
	490 Beaver Brook Canyon Rd EVERGREEN, Colorado 80439	1295 Hy Vu Dr EVERGREEN, Colorado 80439	856 Hyland Dr EVERGREEN, Colorado 80439
Listing #:	724148	727531	633563
Status:	U	U	S
Property Type:	Residential	Residential	Residential
List Price:	\$207,900	\$424,000	\$335,000
County:	Clear Creek	Clear Creek	Clear Creek
Area:	MEN Mtn Evergreen N	MEN Mtn Evergreen N	MEN Mtn Evergreen N
Subdivision:	HYLAND HILLS	HYLAND HILLS	HYLAND HILLS
Type:	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
Beds:	3	4	3
Baths:	3	3	3
Fireplaces:	2	3	1
Mstr Bed Loc:			
Laundry Loc:			
SqFt:	1,222	2,403	1,300
Bsmt SqFt:	1,222	335	1,300
Total SqFt:	2,444	2,403	2,600
Finished SqFt:	2,382	2,737	2,340
Basement:	Full, Walk-Out	Partial	Full, Walk-Out
Bsmt Finished:	Fully Finished		Partial Finished
Bsmt % Finished:	90%		95%
Year Built:	1970	2000	1967
Style:	Ranch/One-Story	Tri-Level w/Bsmt	Ranch/One-Story
Architecture:		Mtn Contemp	Traditional
Construction:	Frame	Frame	
Construction Ext:	Wood Siding		Frame/Rock
Roofing Material:	Comp Shingles		Comp Shingles
Car Storage:	Garage, Attached	Garage, Attached	Garage, Detached
Car Spaces:	2	2	2
Lot Size:		69696	56628
Acres:	0.9	1.6	1.3
Horses:			
Heat:	Gas, Baseboard	Propane, Forced Air	Gas, Hot Water
Water:		Well Household	Well Domestic
Sewer:		Septic	Septic
Taxes:	\$2,100	\$2,531	\$1,957
HOA Quoted:			\$35, Annual
HOA Includes:			
Remarks:	VERY WELL PRICED. GREAT FIX UP, IN THE FOOTHILLS. EASY ACCESS TO I-70 AND EVERGREEN. WITH A STRAIGHT SHOT TO DOWNTOWN. FINANCED OFFERS REQUIRE CHL PRE -QUAL. CASH OFFERS REQUIRE PROOF OF FUNDS FREE APPRAISAL AND CREDIT REPORT IF	WALL OF WINDOWS - THIS MTN CONTEMPORARY COMES COMPLETE W/4BEDROOMS, 2.5 BATHS, OFFICE, GRANITE KITCHEN COUNTERS (3) FIRE PLACES, AND MOUNTAIN VIEWS FROM GREAT ROOM, DINING ROOM AND DECKS. PASSIVE SOLAR 5 MINUTES TO 1-70 FOR EASY COMMUTING!	TRANQUIL MOUNTAIN LIVING 30 MINUTES TO DOWN TOWN! GREAT HEADSTART ON SKI TRAFFIC! WALK- OUT BASEMENT! SOUTH AND EAST SUN EXPOSURE! WRAP-AROUND DECK AND FLAT USABLE YARD! OVERSIZED 2 STALL GARAGE! DOMESTIC WELL!
Listing Office:	HELEN CAYA PROPERTIES	INTERO REAL ESTATE SERVICES	RE/MAX PROFESSIONALS
Sold Price:			\$330,000
Sold Date:			07/29/08
Sold Term:			Conventional
Seller DP Assist:	\$0	\$0	\$0
Concession Type:			Br CC/Pts Pd Sel
Concession Amt:			\$7,000

Comparable Properties

	 1701 Aspen Dr EVERGREEN, Colorado 80439	 81 Yarrow Trl EVERGREEN, Colorado 80439	 3470 Beaver Brook Canyon Rd EVERGREEN, Colorado 80439
Listing #:	736748	760064	624634
Status:	S	S	S
Property Type:	Residential	Residential	Residential
List Price:	\$359,000	\$399,000	\$200,000
County:	Clear Creek	Clear Creek	Clear Creek
Area:	MEN Mtn Evergreen N	MEN Mtn Evergreen N	MEN Mtn Evergreen N
Subdivision:	HYLAND HILLS	HYLAND HILLS	BEAVER BROOK CANYON
Type:	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
Beds:	3	3	2
Baths:	3	4	2
Fireplaces:	1	1	
Mstr Bed Loc:			
Laundry Loc:			
SqFt:	2,240	1,630	1,700
Bsmt SqFt:		663	
Total SqFt:	2,240	2,293	1,700
Finished SqFt:	2,240	2,293	1,700
Basement:	None	Walk-Out	None
Bsmt Finished:		Fully Finished	
Bsmt % Finished:		100%	
Year Built:	1985	1996	1962
Style:	Tri-Level	Two Story	Raised Ranch
Architecture:	Mtn Contemp	Mtn Contemp	Mtn Contemp
Construction:	Frame	Frame	Frame
Construction Ext:	Cedar Siding	Cedar Siding	Wood Siding
Roofing Material:	Comp Shingles	Comp Shingles	Metal
Car Storage:	Garage, Attached	Garage	Off Street
Car Spaces:	1	2	
Lot Size:			
Acres:	1	1	1
Horses:			
Heat:	Gas, Baseboard	Propane, Forced Air	Electric, Baseboard
Water:	Well Household	Well Household	Well Household
Sewer:	Septic	Septic	Septic
Taxes:	\$1,951	\$1,958	\$1,421
HOA Quoted:		\$35, Annual	
HOA Includes:			
Remarks:	TOP OF THE WORLD KILLER VIEWS OF MOUNTAIN RANGE AND DENVER CITY LIGHTS! TWO DECKS. GR EAT PRIVATE HOT TUB AREA. FENCED YARD FOR DOGS OR CHILDREN. LEVEL, PAVED DRIVEWAY. PR IVATE, PEACEFUL SETTING. BEAUTIFUL MIX OF TREES.MINUTES TO I-70, DENVER & MTN RESORTS	3 BDRM + OFFICE. IMMACULATE, UPDATED HOME WITH BREATHTAKING MTN & CITY VIEWS. GRANITE /STAINLESS KITCHEN, WOOD FLOORS, VAULTED CEILINGS, OPEN FLOOR PLAN WITH LOTS OF LIGHT, LARGE MASTER SUITE, EZ COMMUTE TO DENVER/SKIING.	SPIFFY HOME ON SUNNY VIEW LOT ONLY 3.5 MILE OFF I-70. OPEN&VAULTED W/WARM MTN. FEEL. MANY UPDATES-NEW CARPET,PAINT,DOORS,HARDWD REFINISHES.GREAT DECKING FOR OUTDOOR ENJOY MENT. GOOD STORAGE SHED/WORK SHOP W/ POWER!!!
Listing Office:	INTERO REAL ESTATE SERVICES	KELLER WILLIAMS ADVANTAGE RLTY	COLDWELL BANKER RESIDENTIAL 28
Sold Price:	\$352,000	\$390,000	\$185,000
Sold Date:	02/27/09	05/29/09	12/22/08
Sold Term:	Conventional	FHA	Conventional
Seller DP Assist:	\$0	\$0	\$0
Concession Type:	None	Br CC/Pts Pd Sel	Br CC/Pts Pd Sel
Concession Amt:		\$7,500	\$3,250

Comparable Properties

	 1752 Aspen Dr EVERGREEN, Colorado 80439	 345 Meadow View Dr EVERGREEN, Colorado 80439	 11 Sawmill Creek Rd EVERGREEN, Colorado 80439
Listing #:	750060	749958	690760
Status:	S	S	S
Property Type:	Residential	Residential	Residential
List Price:	\$300,000	\$395,000	\$620,000
County:	Clear Creek	Clear Creek	Clear Creek
Area:	MEN Mtn Evergreen N	MEN Mtn Evergreen N	MEN Mtn Evergreen N
Subdivision:	HYLAND HILLS	HYLAND HILLS	SADDLEBACK RIDGE ESTATES
Type:	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
Beds:	2	4	4
Baths:	2	3	4
Fireplaces:	1	1	2
Mstr Bed Loc:			
Laundry Loc:			
SqFt:	1,948	2,865	2,085
Bsmt SqFt:	525		1,510
Total SqFt:	2,368	2,865	3,595
Finished SqFt:	2,473	2,865	3,595
Basement:	Partial, Walk-Out	None	Full
Bsmt Finished:	Partial Finished		Fully Finished
Bsmt % Finished:	80%		100%
Year Built:	1987	1979	2004
Style:	Two Story	Tri-Level	Two Story
Architecture:	Mtn Contemp		Mtn Contemp
Construction:	Frame	Frame	
Construction Ext:	Cedar Siding	Wood Siding	Wood Siding
Roofing Material:	Comp Shingles		Comp Shingles
Car Storage:	Garage	Garage, Attached, Detached, Oversized	Garage, Detached, Oversized
Car Spaces:	2	3	2
Lot Size:		56628	
Acres:	1.1	1.3	2.98
Horses:			
Heat:	Propane, Forced Air	Gas, Hot Water	Propane, Forced Air
Water:	Well Household	Well Domestic	Well Household
Sewer:	Septic	Septic	Septic
Taxes:	\$2,005	\$2,583	\$2,461
HOA Quoted:			\$40, Annual
HOA Includes:			Management Only
Remarks:	CITY LTS FILL THE HORIZON W CONTINENTAL DIVIDE TO NW.BACKS TO GOLDEN WATERSHED. FABULOUS PRIVACY & EZ ACCESS TO I-70. DBL MASTER FLR PLAN,WINDOWS GALORE,GR8 DECK TO SAVOR THE VWS.HOME COMES W IT'S OWN JEEP & HOT TUB.PRICED TO SELL.QUICK TO MTNS/CITY.	INCREDIBLE MOUNTAIN HOME! BEST IN THIS PRICE RANGE! EASY ACCESS TO I-70! ENJOY 4 BEDS UPSTAIRS, REMODELED KITCHEN, MEDIA ROOM, DETACHED HEATED GARAGE PLUS 2 CAR ATTACHED GARAGE, ADORABLE SUNROOM, GREAT SUNNY LOT, REDWOOD DECKS! PRICED TO MOVE!	EXCEPTIONAL QUALITY & STYLE W/VIEWS TO MATCH. GREAT RM. HAS WOOD VAULTED CEILING, GAS FPL. KITCH W/HUGE ISLAND,HI-END APPLS/ CABS. LL MEDIA RM, WET BAR, HUGE PATIO FOR ENTERTAINING. SUMPTUOUS MSTR SUITE HAS HIS/ HER CLOSET, 5 PC BATH.
Listing Office:	COLDWELL BANKER RESIDENTIAL 66	KITZ & ASSOCIATES, INC.	RE/MAX ALLIANCE-EVERGREEN
Sold Price:	\$300,000	\$382,000	\$560,000
Sold Date:	03/26/09	04/28/09	05/22/09
Sold Term:	FHA	Conventional	Conventional
Seller DP Assist:	\$0	\$0	\$0
Concession Type:	None	None	None
Concession Amt:			

Comparable Properties

	 1076 Hy Vu Dr EVERGREEN, Colorado 80439	 900 Sawmill Creek Dr EVERGREEN, Colorado 80439	 1633 Santa Fe Mountain Rd EVERGREEN, Colorado 80439
Listing #:	669388	727639	688981
Status:	S	S	S
Property Type:	Residential	Residential	Residential
List Price:	\$350,000	\$369,000	\$664,900
County:	Clear Creek	Clear Creek	Clear Creek
Area:	MEN Mtn Evergreen N	MCC Mtn Clear Creek	MEN Mtn Evergreen N
Subdivision:	HYLAND HILLS	SADDLEBACK RIDGE ESTATES	SADDLEBACK RIDGE ESTATES
Type:	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
Beds:	3	3	4
Baths:	2	4	4
Fireplaces:	1	2	2
Mstr Bed Loc:			
Laundry Loc:			
SqFt:	1,692	2,084	2,746
Bsmt SqFt:		1,154	1,403
Total SqFt:	1,692	3,238	4,169
Finished SqFt:	1,692	2,878	4,097
Basement:	None	Partial	Full, Walk-Out
Bsmt Finished:			Partial Finished
Bsmt % Finished:			97%
Year Built:	1997	2006	1992
Style:	Raised Ranch	Two Story	Two Story
Architecture:	Mtn Contemp		Mtn Contemp
Construction:	Frame	Frame	Frame
Construction Ext:	Cedar Siding		Cedar Siding
Roofing Material:	Comp Shingles	Comp Shingles	Comp Shingles
Car Storage:	Garage, Attached	Garage, Attached	Garage, Attached
Car Spaces:	2	2	3
Lot Size:		343688	87120
Acres:	0.8	7.89	2
Horses:			Wtr Not Provided
Heat:	Propane, Hot Water	Propane, Forced Air	Propane, Forced Air
Water:	Well Household	Well Household	Well Household
Sewer:	Septic	Public	Septic
Taxes:	\$1,741	\$3,130	\$2,714
HOA Quoted:	\$35, Annual	\$35, Annual	\$35, Annual
HOA Includes:			
Remarks:	IMMACULATE, WELL-MAINTAINED HOME W/ BREATHTAKING MTN & CITY VIEWS. OPEN FLOOR PLAN. VAULTED CEILINGS, WOOD FLOORS, ROCK FIREPLACE, HOT TUB & GORGEOUS MASTER SUITE. EASY COMMUTE TO DENVER & SKIING.	INCREDIBLE 2STRY,GRANITE COUNTERS IN KITCH. BRKFST BAR.PRIVATE BALCONY,CORNER ROCK FIREPLACE,BEAUTIFUL HARDWOODS.MOVE-IN READY.TILED BA'S,UPDATED THRU-OUT.PANORAMIC MOUNTAIN VIEWS.PRIVATE DECK.BUYER TO PAY 4 DEWINT.BUYER 2 VERIFY ALL.*CONTRACT PEND*	IMMACULATE, UPDATED HOME ON 2 LEVEL WOODED ACRES. MIX OF TREES, ROCK OUTCROPPINGS, MTN & CITY VIEWS. PRIVATE SETTING, PAVED DRWAY. NICE UPGRADES-SLAB GRANITE, UPDATED BATHS, LIGHTING, STONE COLUM ENTRY, TILE, CARPET, FLAGSTONE, DOOR HARDWARE.
Listing Office:	KELLER WILLIAMS ADVANTAGE RLTY	RE/MAX PROFESSIONALS	INTERO REAL ESTATE SERVICES
Sold Price:	\$320,000	\$364,000	\$628,000
Sold Date:	03/05/09	04/15/09	12/05/08
Sold Term:	Conventional	Conventional	Conventional
Seller DP Assist:	\$0	\$0	\$0
Concession Type:	None	None	None
Concession Amt:			

Comparable Properties

		
	1453 Santa Fe Mountain Rd EVERGREEN, Colorado 80439	425 Upper Elk Valley Dr EVERGREEN, Colorado 80439
Listing #:	689127	688802
Status:	S	S
Property Type:	Residential	Residential
List Price:	\$649,000	\$899,000
County:	Clear Creek	Clear Creek
Area:	MEN Mtn Evergreen N	MEN Mtn Evergreen N
Subdivision:	SADDLEBACK RIDGE ESTATES	SADDLEBACK
Type:	Detach Singl Fam	Detach Singl Fam
Beds:	4	4
Baths:	4	5
Fireplaces:	1	3
Mstr Bed Loc:		
Laundry Loc:		
SqFt:	5,135	4,216
Bsmt SqFt:		2,008
Total SqFt:	5,135	6,224
Finished SqFt:	5,135	6,099
Basement:	None	Walk-Out
Bsmt Finished:		Partial Finished
Bsmt % Finished:		98%
Year Built:	1997	2001
Style:	Two Story	Two Story
Architecture:		Contemporary
Construction:	Stucco/Brick	Stucco
Construction Ext:	Rock	Frame/Rock
Roofing Material:	Comp Shingles	Concrete Tile
Car Storage:	Garage, Attached, Oversized	Garage, Attached
Car Spaces:	3	5
Lot Size:	87120	1564675
Acres:	2	35.92
Horses:	Wtr Not Provided	Well Allows For
Heat:	Propane, Radiant	Propane, Forced Air
Water:	Well Household	Well Domestic
Sewer:	Septic	Septic
Taxes:	\$3,387	\$5,589
HOA Quoted:	\$35, Annual	\$35, Annual
HOA Includes:		
Remarks:	IMMACULATE 2-STORY W/OUT. SPECTACULAR VIEWS PEACEFUL SETTING. OPEN SUNNY FLR PLAN. SPACIOUS DECK.BEAUTIFUL PINE BEETLE FLRS. RADIANT HEAT.NO POWERLINE VIEWS.MAIN LEVEL LIVING. LG HIS/HER WALK-IN CLOSETS, READING RM IN MSTR. POSSIBLE MEDIA ROOM. PVD DRIVE	QUALITY CUSTOM, MAIN LEVEL LIVING, 2 MASTER SUITES, 1400 SFT. 5 CAR GAR W/13' CEILINGS. HOME BOASTS OF INCREDIBLE DESIGN & FINISHES HUGE GOURMET KIT, WORMY MAPLE CABS & LOG ACCENTS, OPEN FLR PLN, MAN LVL EXEC OFFICE APPRAISED @ \$1.2 MIL. INSTANT EQUITY OPPOR
Listing Office:	INTERO REAL ESTATE SERVICES	INTERO REAL ESTATE SERVICES
Sold Price:	\$635,000	\$860,000
Sold Date:	12/19/08	05/18/09
Sold Term:	Conventional	Conventional
Seller DP Assist:	\$0	\$0
Concession Type:	None	None
Concession Amt:		

Price Comparison

Under Contract Listings

Address	List Date	Original List Price	Current List Price	Orig vs Current (%)
490 Beaver Brook Canyon Rd	11/25/08	\$279,900	\$207,900	25.72
1295 Hy Vu Dr	03/18/08	\$460,000	\$424,000	7.83
Average:		\$369,950	\$315,950	14.60

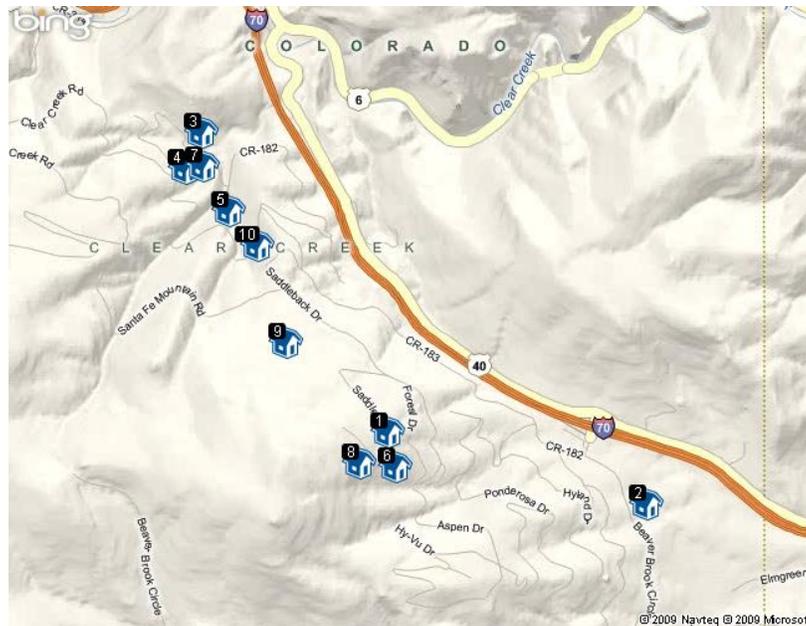
Price Comparison

Sold Listings

Address	List Date	Original List Price	Current List Price	Orig vs Current (%)
3470 Beaver Brook Canyon Rd	02/23/08	\$227,000	\$200,000	11.89
1752 Aspen Dr	03/06/09	\$300,000	\$300,000	0.00
1076 Hy Vu Dr	05/01/08	\$359,000	\$350,000	2.51
856 Hyland Dr	03/20/08	\$350,000	\$335,000	4.29
1701 Aspen Dr	01/20/09	\$359,000	\$359,000	0.00
900 Sawmill Creek Dr	12/11/08	\$409,900	\$369,000	9.98
345 Meadow View Dr	03/06/09	\$395,000	\$395,000	0.00
81 Yarrow Trl	04/07/09	\$399,000	\$399,000	0.00
11 Sawmill Creek Rd	08/12/08	\$620,000	\$620,000	0.00
1633 Santa Fe Mountain Rd	07/18/08	\$664,900	\$664,900	0.00
1453 Santa Fe Mountain Rd	07/20/08	\$649,000	\$649,000	0.00
425 Upper Elk Valley Dr	04/03/07	\$999,000	\$899,000	10.01
Average:		\$477,650	\$461,658	3.35

Address	Sold Date	Sold Price	Total DOM	Current List vs Sold Price(%)	Original List vs Sold Price(%)
3470 Beaver Brook Canyon Rd	12/22/08	\$185,000	273	7.50	18.50
1752 Aspen Dr	03/26/09	\$300,000	3	0.00	0.00
1076 Hy Vu Dr	03/05/09	\$320,000	267	8.57	10.86
856 Hyland Dr	07/29/08	\$330,000	70	1.49	5.71
1701 Aspen Dr	02/27/09	\$352,000	19	1.95	1.95
900 Sawmill Creek Dr	04/15/09	\$364,000	82	1.36	11.20
345 Meadow View Dr	04/28/09	\$382,000	11	3.29	3.29
81 Yarrow Trl	05/29/09	\$390,000	17	2.26	2.26
11 Sawmill Creek Rd	05/22/09	\$560,000	251	9.68	9.68
1633 Santa Fe Mountain Rd	12/05/08	\$628,000	75	5.55	5.55
1453 Santa Fe Mountain Rd	12/19/08	\$635,000	116	2.16	2.16
425 Upper Elk Valley Dr	05/18/09	\$860,000	752	4.34	13.91
Average:		\$442,166	161	4.22	7.43

Map



Only properties with a valid latitude and longitude in county records will appear on the map.

Comparable Properties

Address	List Date	Sold Date	Original List Price	Sold Price
1. 1266 Saddle Ridge Dr	04/23/09		\$329,000	
2. 239 Beaver Brook Canyon Rd	03/05/09		\$375,000	
3. 1667 Elk Valley Dr	04/22/09		\$450,000	
4. 2090 Elk Valley Dr	09/18/08		\$474,900	
5. 351 Clear Creek Rd	02/04/09		\$599,999	
6. 1331 Saddle Ridge Dr	03/16/09		\$619,000	
7. 34 Black Bear Ln	03/18/09		\$700,000	
8. 1429 Saddle Ridge Dr	08/15/08		\$1,450,000	
9. 221 Halter Way	02/06/09		\$1,375,000	
10. 140 Outpost Ln	04/23/08		\$3,100,000	

Comparable Properties

			
	1266 Saddle Ridge Dr EVERGREEN, Colorado 80439	239 Beaver Brook Canyon Rd EVERGREEN, Colorado 80439	1667 Elk Valley Dr EVERGREEN, Colorado 80439
Listing #:	764848	764370	764347
Status:	A	A	A
Property Type:	Residential	Residential	Residential
List Price:	\$309,000	\$370,000	\$450,000
County:	Clear Creek	Clear Creek	Clear Creek
Area:	MEN Mtn Evergreen N	MEN Mtn Evergreen N	MEN Mtn Evergreen N
Subdivision:	HYLAND HILLS/SADDLEBACK	HYLAND HILLS,FLOYD HILL,B	SADDLEBACK RIDGE ESTATES
Type:	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
Beds:	3	4	3
Baths:	3	3	3
Fireplaces:		2	1
Mstr Bed Loc:			
Laundry Loc:			
SqFt:	2,652	1,516	1,630
Bsmt SqFt:		1,428	1,458
Total SqFt:	2,652	2,944	3,088
Finished SqFt:	2,184	2,866	2,730
Basement:	Full, Walk-Out	Partial, Garden Level	Partial, Walk-Out
Bsmt Finished:	Fully Finished	Partial Finished	Partial Finished
Bsmt % Finished:	67%	95%	80%
Year Built:	1983	1992	1995
Style:	Raised Ranch	Raised Ranch	Raised Ranch
Architecture:		Mtn Contemp	Mtn Contemp
Construction:	Frame	Frame	Frame
Construction Ext:			
Roofing Material:	Comp Shingles	Comp Shingles	Comp Shingles
Car Storage:	Garage, Attached	Garage, Attached	Garage, Attached
Car Spaces:	1	2	2
Lot Size:		52272	87555
Acres:	2.92	1.2	2.01
Horses:			
Heat:	Electric, Baseboard	Gas, Forced Air	Propane, Forced Air
Water:	Well Household	Well Household	Well Household
Sewer:	Septic	Septic	Septic
Taxes:	\$2,011	\$2,271	\$2,040
HOA Quoted:			\$35, Annual
HOA Includes:			Management Only
Remarks:	VIEWS YOU HAVE TO SEE TO BELIEVE, PRIVATE FOREST SETTING W/ROCK FORMATIONS, ENERGY EFFICIENT, SOLAR, OPEN GREAT RM, MAHOGANY WD FLRS, DECK, SUN ROOM, SO MUCH MORE, WOW!	SUPERB POND SETTING*VIEWS FOREVER*30MIN 2 DWNTWN*EZ SKI COMMUTE**EZ ACCESS 2 EVERY THING*SPORTS CT&PARK BACKYD*FLAT LOT*2MST BDRMS*HUGE CUSTOM BATH W/STEAM*TRANQUIL PRIVATE AREA AROUND POND*BUILT IN HUTCH& SEATING AREA*2OVENS*LOTS OF	WANNA GET AWAY? STUNNING MTN CONTEMPORARY HOME! CLOSE TO SLOPES/DENVER! BOASTS: GREAT CONDITION*CHEFS KITCHEN W/BRKFST BAR* COZY FIREPLACE IN LIVING RM*HARDWOOD FLRS*WRAP AROUND DECK*HOT TUB* RV PARKING* STRGE SHED *NEUTRAL CLRS*SO FACING
Listing Office:	RE/MAX ALLIANCE-EVERGREEN	RE/MAX PROFESSIONALS	RE/MAX PROFESSIONALS
Sold Price:			
Sold Date:			
Sold Term:			
Seller DP Assist:	\$0	\$0	\$0
Concession Type:			
Concession Amt:			

Comparable Properties

			
	2090 Elk Valley Dr EVERGREEN, Colorado 80439	351 Clear Creek Rd EVERGREEN, Colorado 80439	1331 Saddle Ridge Dr EVERGREEN, Colorado 80439
Listing #:	766237	741836	753481
Status:	A	A	A
Property Type:	Residential	Residential	Residential
List Price:	\$474,900	\$599,999	\$619,000
County:	Clear Creek	Clear Creek	Clear Creek
Area:	MEN Mtn Evergreen N	MEN Mtn Evergreen N	MEN Mtn Evergreen N
Subdivision:	SADDLEBACK RIDGE ESTATES	SADDLEBACK RIDGE ESTATES	SADDLEBACK
Type:	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
Beds:	3	3	5
Baths:	3	4	4
Fireplaces:	2	1	
Mstr Bed Loc:			
Laundry Loc:			
SqFt:	3,319	2,047	2,400
Bsmt SqFt:		1,638	1,600
Total SqFt:	3,319	3,685	4,000
Finished SqFt:	3,319	3,260	4,000
Basement:	None	Full, Walk-Out	Full
Bsmt Finished:		Fully Finished	Open
Bsmt % Finished:		90%	
Year Built:	1979	2008	1994
Style:	Bi-Level	Ranch/One-Story	Two Story
Architecture:	Contemporary	Contemporary	Mtn Contemp
Construction:	Frame	Stucco	Frame
Construction Ext:	Cedar Siding		Cedar Siding
Roofing Material:	Comp Shingles	Comp Shingles	Metal
Car Storage:	Garage, Attached, Detached, Oversized	Garage, Attached, Oversized	Garage, Attached
Car Spaces:	4	3	2
Lot Size:	130680	169884	
Acres:	3	3.9	4.5
Horses:			
Heat:	Radiant	Gas, Forced Air	Gas, Radiant
Water:	Well Household	Well Household	Well Household
Sewer:	Septic	Septic	Septic
Taxes:	\$2,692	\$1,357	\$2,631
HOA Quoted:	\$35, Annual	\$35, Annual	
HOA Includes:			
Remarks:	3 ACRE FOOTHILLS SANCTUARY. EZ ACCESS TO I-70 @ FLOYD HILL. EXCELLENT VALUE UNDER \$145 /SQ FT. TRUE GREAT RM, VAULTED, OPEN. WINDO WS FRAME BEAUTIFUL VISTAS. TRAVERTINE FLRS. UP TO DATE MAPLE,GRANITE KIT. WAY.SPA RM. 4 CAR GARAGES. ADJ 3.2 AC LOT \$55K.MLS 769932	IMPRESSIVE CRAFTSMANSHIP IN THIS DESIGN ENHANCED NEW CONSTRUCT.FEATURES INCLUDE CHERRY & HICKORY CABS, PORCELIN TILE FR, ON DEMAN D HOT WATER SYSTEM, GRANITE THRU-OUT, EARTH TONE WARM PAINT COLORS, DBL DRAWER DISHWASH ER,WINE COOLER, SS APP, 1000 SF BONUS RM	TOP OF THE WORLD VIEWS FRM DIA TO DENVER. EXPANSIVE GLASS, WOOD FLRS, GOURMET KITCHEN W/ VIKING DOUBLE OVEN, SUB-ZERO REF, BOSCH DISHWASHER, GRT HOUSE FOR ENTERTAINING. EZ ACC TO I-70, 25MIN TO DENVER, GRT VALUE COMM-SUBJECT TO SHORT SALE BANK APPROVAL.
Listing Office:	ASSIST 2 SELL REAL ESTATE SERV	INTERO REAL ESTATE SERVICES	FULLER SOTHEBY'S INT'L REALTY
Sold Price:			
Sold Date:			
Sold Term:			
Seller DP Assist:	\$0	\$0	\$0
Concession Type:			
Concession Amt:			

Comparable Properties

			
	34 Black Bear Ln EVERGREEN, Colorado 80439	1429 Saddle Ridge Dr EVERGREEN, Colorado 80439	221 Halter Way EVERGREEN, Colorado 80439
Listing #:	753748	692284	741597
Status:	A	A	A
Property Type:	Residential	Residential	Residential
List Price:	\$689,000	\$1,250,000	\$1,375,000
County:	Clear Creek	Clear Creek	Clear Creek
Area:	MEN Mtn Evergreen N	MEN Mtn Evergreen N	MEN Mtn Evergreen N
Subdivision:	SADDLEBACK RIDGE ESTATES	SADDLEBACK HEIGHTS	SADDLEBACK/THE GRAND PRES
Type:	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
Beds:	3	4	4
Baths:	3	5	5
Fireplaces:	1	2	4
Mstr Bed Loc:			
Laundry Loc:			
SqFt:	2,357	3,575	5,204
Bsmt SqFt:	684	1,800	2,425
Total SqFt:	3,041	5,375	7,629
Finished SqFt:	3,041	5,375	6,380
Basement:	Partial	Full, Walk-Out	Partial, Walk-Out
Bsmt Finished:	Fully Finished	Fully Finished	Partial Finished
Bsmt % Finished:	100%	100%	48%
Year Built:	2009	2003	2006
Style:	Two Story	Two Story	Two Story
Architecture:	Mtn Contemp	Chalet	Mtn Contemp
Construction:	Log	Stucco	Frame
Construction Ext:			Rock
Roofing Material:	Comp Shingles	Metal	
Car Storage:	Garage, Attached, Oversized	Garage, Attached, Oversized	Garage, Attached
Car Spaces:	3	3	3
Lot Size:		179467	
Acres:	2.61	4.12	5.74
Horses:			
Heat:	Propane, Radiant	Propane, Hot Water	Propane, Forced Air
Water:	Well Household		Well Household
Sewer:	Septic	Septic	Septic
Taxes:	\$1,226	\$2,731	\$10,976
HOA Quoted:	\$40, Annual		\$295, Monthly
HOA Includes:			
Remarks:	SPECTACULAR NEW LOG HOME OFFERS MILLION \$ FINISHES & DISTANT VIEWS. INSPIRED DESIGN & SUPERIOR CONSTRUCTION OFFERS VAULTED GREAT RM W/GAS FP & GORGEOUS KITCH. MN LVL MSTR BD W/DECK. MN LVL LAUNDRY. LOFT MAKES GREAT OFFICE. HUGE 3 CAR GARAGE.	THIS IMMACULATE 4 BR, 5 BATH CUSTOM-BUILT EUROPEAN STYLE HOME SITS ON A BREATHTAKING PINNACLE OF SADDLEBACK MTN IN EVERGREEN. THIS HM OFFERS HOME THEATER, EFFICIENT HEAT INCL HOT WATER ON DEMAND, 48IN VIKING REF.	NEW CONST IN THE GRAND PRESERVE, 7629 SQ FT 4BD/5BA. STONE, TIMBER & GLASS. SPLIT CURVE GRAND STAIRCASE, GOURMET KIT, FRML DINING, FLOATING GREAT RM, MAIN FLR STUDY, MSTR RET W/ LIBRARY, PVT ROOFTOP PATIO. OPT THEATER, GAME RM & WINE. AMAZINGLY UNIQUE.
Listing Office:	RE/MAX ALLIANCE-EVERGREEN	RE/MAX PROFESSIONALS	COLDWELL BANKER RESIDENTIAL 28
Sold Price:			
Sold Date:			
Sold Term:			
Seller DP Assist:	\$0	\$0	\$0
Concession Type:			
Concession Amt:			

Comparable Properties



140 Outpost Ln
EVERGREEN, Colorado 80439

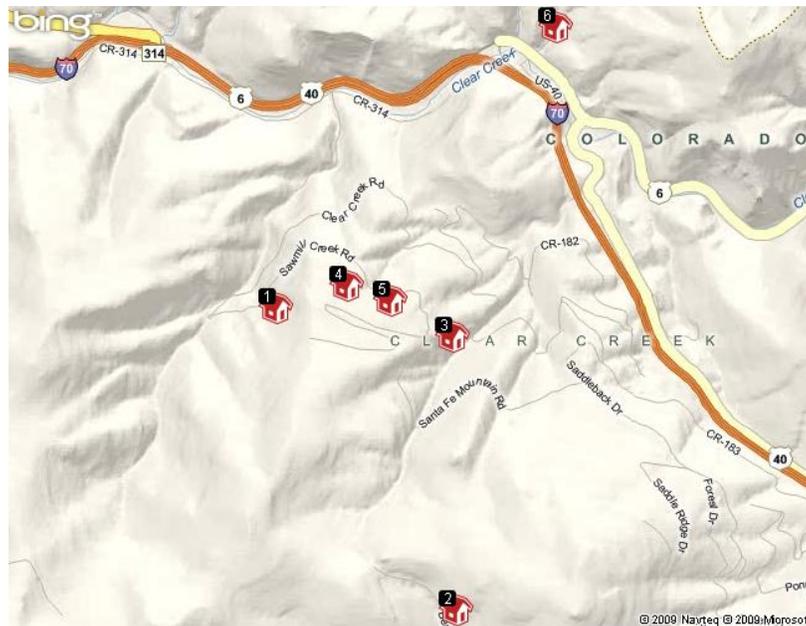
Listing #:	685255
Status:	A
Property Type:	Residential
List Price:	\$2,700,000
County:	Clear Creek
Area:	MEN Mtn Evergreen N
Subdivision:	THE GRAND PRESERVE/SADDLE
Type:	Detach Singl Fam
Beds:	4
Baths:	7
Fireplaces:	6
Mstr Bed Loc:	
Laundry Loc:	
SqFt:	7,632
Bsmt SqFt:	2,500
Total SqFt:	10,132
Finished SqFt:	10,132
Basement:	Full, Walk-Out
Bsmt Finished:	Fully Finished
Bsmt % Finished:	100%
Year Built:	2008
Style:	Three Story
Architecture:	Mtn Contemp
Construction:	Frame
Construction Ext:	Rock
Roofing Material:	Concrete Tile
Car Storage:	Garage, Attached, Oversized
Car Spaces:	7
Lot Size:	
Acres:	4.72
Horses:	
Heat:	Propane, Forced Air
Water:	Well Household
Sewer:	Septic
Taxes:	\$6,708
HOA Quoted:	\$295, Monthly
HOA Includes:	Snow Removal, Grounds Maint
Remarks:	RUSTIC TIMBER & STONE, EXPANSIVE GLASS, CAR SHOWROOM, CARWASH. MAIN FLOOR MASTER.OFFICE EXERCISE ROOM, VIEWS FOREVER! GATED CUL-DE-SAC OF 7 HOMES, TOP OF THE LINE LUXURY
Listing Office:	COLDWELL BANKER RESIDENTIAL 28
Sold Price:	
Sold Date:	
Sold Term:	
Seller DP Assist:	\$0
Concession Type:	
Concession Amt:	

Price Comparison

Active Listings

Address	List Date	Original List Price	Current List Price	Orig vs Current (%)
1266 Saddle Ridge Dr	04/23/09	\$329,000	\$309,000	6.08
239 Beaver Brook Canyon Rd	03/05/09	\$375,000	\$370,000	1.33
1667 Elk Valley Dr	04/22/09	\$450,000	\$450,000	0.00
2090 Elk Valley Dr	09/18/08	\$474,900	\$474,900	0.00
351 Clear Creek Rd	02/04/09	\$599,999	\$599,999	0.00
1331 Saddle Ridge Dr	03/16/09	\$619,000	\$619,000	0.00
34 Black Bear Ln	03/18/09	\$700,000	\$689,000	1.57
1429 Saddle Ridge Dr	08/15/08	\$1,450,000	\$1,250,000	13.79
221 Halter Way	02/06/09	\$1,375,000	\$1,375,000	0.00
140 Outpost Ln	04/23/08	\$3,100,000	\$2,700,000	12.90
Average:		\$947,289	\$883,689	6.71

Map



Only properties with a valid latitude and longitude in county records will appear on the map.

Comparable Properties

Address	List Date	Sold Date	Original List Price	Sold Price
1. 900 Sawmill Creek Dr	12/11/08	04/15/09	\$409,900	\$364,000
2. 3470 Beaver Brook Canyon Rd	02/23/08	12/22/08	\$227,000	\$185,000
3. 11 Sawmill Creek Rd	08/12/08	05/22/09	\$620,000	\$560,000
4. 1633 Santa Fe Mountain Rd	07/18/08	12/05/08	\$664,900	\$628,000
5. 1453 Santa Fe Mountain Rd	07/20/08	12/19/08	\$649,000	\$635,000
6. 425 Upper Elk Valley Dr	04/03/07	05/18/09	\$999,000	\$860,000

Comparable Properties

	 900 Sawmill Creek Dr EVERGREEN, Colorado 80439	 3470 Beaver Brook Canyon Rd EVERGREEN, Colorado 80439	 11 Sawmill Creek Rd EVERGREEN, Colorado 80439
Listing #:	727639	624634	690760
Status:	S	S	S
Property Type:	Residential	Residential	Residential
List Price:	\$369,000	\$200,000	\$620,000
County:	Clear Creek	Clear Creek	Clear Creek
Area:	MCC Mtn Clear Creek	MEN Mtn Evergreen N	MEN Mtn Evergreen N
Subdivision:	SADDLEBACK RIDGE ESTATES	BEAVER BROOK CANYON	SADDLEBACK RIDGE ESTATES
Type:	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
Beds:	3	2	4
Baths:	4	2	4
Fireplaces:	2		2
Mstr Bed Loc:			
Laundry Loc:			
SqFt:	2,084	1,700	2,085
Bsmt SqFt:	1,154		1,510
Total SqFt:	3,238	1,700	3,595
Finished SqFt:	2,878	1,700	3,595
Basement:	Partial	None	Full
Bsmt Finished:			Fully Finished
Bsmt % Finished:			100%
Year Built:	2006	1962	2004
Style:	Two Story	Raised Ranch	Two Story
Architecture:		Mtn Contemp	Mtn Contemp
Construction:	Frame	Frame	
Construction Ext:		Wood Siding	Wood Siding
Roofing Material:	Comp Shingles	Metal	Comp Shingles
Car Storage:	Garage, Attached	Off Street	Garage, Detached, Oversized
Car Spaces:	2		2
Lot Size:	343688		
Acres:	7.89	1	2.98
Horses:			
Heat:	Propane, Forced Air	Electric, Baseboard	Propane, Forced Air
Water:	Well Household	Well Household	Well Household
Sewer:	Public	Septic	Septic
Taxes:	\$3,130	\$1,421	\$2,461
HOA Quoted:	\$35, Annual		\$40, Annual
HOA Includes:			Management Only
Remarks:	INCREDIBLE 2STRY,GRANITE COUNTERS IN KITCH. BRKFST BAR.PRIVATE BALCONY,CORNER ROCK FIREPLACE,BEAUTIFUL HARDWOODS.MOVE-IN READY.TILED BA'S,UPDATED THRU-OUT.PANORAMIC MOUNTAIN VIEWS.PRIVATE DECK.BUYER TO PAY 4 DEWINT.BUYER 2 VERIFY ALL.*CONTRACT PEND*	SPIFFY HOME ON SUNNY VIEW LOT ONLY 3.5 MILE OFF I-70. OPEN&VAULTED W/WARM MTN. FEEL. MANY UPDATES-NEW CARPET,PAINT,DOORS,HARDWD REFINISHES.GREAT DECKING FOR OUTDOOR ENJOY MENT. GOOD STORAGE SHED/WORK SHOP W/ POWER!!!	EXCEPTIONAL QUALITY & STYLE W/VIEWS TO MATCH. GREAT RM. HAS WOOD VAULTED CEILING, GAS FPL. KITCH W/HUGE ISLAND,HI-END APPLS/ CABS. LL MEDIA RM, WET BAR, HUGE PATIO FOR ENTERTAINING. SUMPTUOUS MSTR SUITE HAS HIS/ HER CLOSET, 5 PC BATH.
Listing Office:	RE/MAX PROFESSIONALS	COLDWELL BANKER RESIDENTIAL 28	RE/MAX ALLIANCE-EVERGREEN
Sold Price:	\$364,000	\$185,000	\$560,000
Sold Date:	04/15/09	12/22/08	05/22/09
Sold Term:	Conventional	Conventional	Conventional
Seller DP Assist:	\$0	\$0	\$0
Concession Type:	None	Br CC/Pts Pd Sel	None
Concession Amt:		\$3,250	

Comparable Properties

			
	1633 Santa Fe Mountain Rd EVERGREEN, Colorado 80439	1453 Santa Fe Mountain Rd EVERGREEN, Colorado 80439	425 Upper Elk Valley Dr EVERGREEN, Colorado 80439
Listing #:	688981	689127	688802
Status:	S	S	S
Property Type:	Residential	Residential	Residential
List Price:	\$664,900	\$649,000	\$899,000
County:	Clear Creek	Clear Creek	Clear Creek
Area:	MEN Mtn Evergreen N	MEN Mtn Evergreen N	MEN Mtn Evergreen N
Subdivision:	SADDLEBACK RIDGE ESTATES	SADDLEBACK RIDGE ESTATES	SADDLEBACK
Type:	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
Beds:	4	4	4
Baths:	4	4	5
Fireplaces:	2	1	3
Mstr Bed Loc:			
Laundry Loc:			
SqFt:	2,746	5,135	4,216
Bsmt SqFt:	1,403		2,008
Total SqFt:	4,169	5,135	6,224
Finished SqFt:	4,097	5,135	6,099
Basement:	Full, Walk-Out	None	Walk-Out
Bsmt Finished:	Partial Finished		Partial Finished
Bsmt % Finished:	97%		98%
Year Built:	1992	1997	2001
Style:	Two Story	Two Story	Two Story
Architecture:	Mtn Contemp		Contemporary
Construction:	Frame	Stucco/Brick	Stucco
Construction Ext:	Cedar Siding	Rock	Frame/Rock
Roofing Material:	Comp Shingles	Comp Shingles	Concrete Tile
Car Storage:	Garage, Attached	Garage, Attached, Oversized	Garage, Attached
Car Spaces:	3	3	5
Lot Size:	87120	87120	1564675
Acres:	2	2	35.92
Horses:	Wtr Not Provided	Wtr Not Provided	Well Allows For
Heat:	Propane, Forced Air	Propane, Radiant	Propane, Forced Air
Water:	Well Household	Well Household	Well Domestic
Sewer:	Septic	Septic	Septic
Taxes:	\$2,714	\$3,387	\$5,589
HOA Quoted:	\$35, Annual	\$35, Annual	\$35, Annual
HOA Includes:			
Remarks:	IMMACULATE, UPDATED HOME ON 2 LEVEL WOODED ACRES. MIX OF TREES, ROCK OUTCROPPINGS, MTN & CITY VIEWS. PRIVATE SETTING, PAVED DRWAY. NICE UPGRADES-SLAB GRANITE, UPDATED BATHS, LIGHTING, STONE COLUM ENTRY, TILE, CARPET, FLAGSTONE, DOOR HARDWARE.	IMMACULATE 2-STORY W/OUT. SPECTACULAR VIEWS PEACEFUL SETTING. OPEN SUNNY FLR PLAN. SPACIOUS DECK.BEAUTIFUL PINE BEETLE FLRS. RADIANT HEAT.NO POWERLINE VIEWS.MAIN LEVEL LIVING. LG HIS/HER WALK-IN CLOSETS, READING RM IN MSTR. POSSIBLE MEDIA ROOM. PVD DRIVE	QUALITY CUSTOM, MAIN LEVEL LIVING, 2 MASTER SUITES, 1400 SFT. 5 CAR GAR W/13' CEILINGS. HOME BOASTS OF INCREDIBLE DESIGN & FINISHES HUGE GOURMET KIT, WORMY MAPLE CABS & LOG ACCENTS, OPEN FLR PLN, MAN LVL EXEC OFFICE APPRAISED @ \$1.2 MIL. INSTANT EQUITY OPPOR
Listing Office:	INTERO REAL ESTATE SERVICES	INTERO REAL ESTATE SERVICES	INTERO REAL ESTATE SERVICES
Sold Price:	\$628,000	\$635,000	\$860,000
Sold Date:	12/05/08	12/19/08	05/18/09
Sold Term:	Conventional	Conventional	Conventional
Seller DP Assist:	\$0	\$0	\$0
Concession Type:	None	None	None
Concession Amt:			

Price Comparison

Sold Listings

Address	List Date	Original List Price	Current List Price	Orig vs Current (%)
3470 Beaver Brook Canyon Rd	02/23/08	\$227,000	\$200,000	11.89
900 Sawmill Creek Dr	12/11/08	\$409,900	\$369,000	9.98
11 Sawmill Creek Rd	08/12/08	\$620,000	\$620,000	0.00
1633 Santa Fe Mountain Rd	07/18/08	\$664,900	\$664,900	0.00
1453 Santa Fe Mountain Rd	07/20/08	\$649,000	\$649,000	0.00
425 Upper Elk Valley Dr	04/03/07	\$999,000	\$899,000	10.01
Average:		\$594,966	\$566,983	4.70

Address	Sold Date	Sold Price	Total DOM	Current List vs Sold Price(%)	Original List vs Sold Price(%)
3470 Beaver Brook Canyon Rd	12/22/08	\$185,000	273	7.50	18.50
900 Sawmill Creek Dr	04/15/09	\$364,000	82	1.36	11.20
11 Sawmill Creek Rd	05/22/09	\$560,000	251	9.68	9.68
1633 Santa Fe Mountain Rd	12/05/08	\$628,000	75	5.55	5.55
1453 Santa Fe Mountain Rd	12/19/08	\$635,000	116	2.16	2.16
425 Upper Elk Valley Dr	05/18/09	\$860,000	752	4.34	13.91
Average:		\$538,666	258	4.99	9.46