



PLAN JEFFCO UPDATE

MARCH 2002

INSIDE THIS ISSUE

Quarry Trade	2
Threat	5
Natural Areas	6
MALT	8
OSAC Notes	10
Policy Revision	11
Annual Meeting	13

SAVE APRIL 11TH FOR PLAN Jeffco's ANNUAL MEETING

**The Annual Meeting will be an
Environmental Summit**

We are inviting Jefferson County, Citizen-based Environmental and Open Space Organizations to participate in the Summit. The objective is to learn what other organizations are doing and how we can coordinate our efforts to be more effective.

**Place: Open Space Hearing Room
Time: 9:00 to 11:30 AM**

Quarries and Open Space

Lafarge Corporation operates its Spec Agg Quarry adjacent to Heritage Square in Golden and has tendered a proposal that would adjust the southern boundary of its quarry through the addition of 60 acres of land currently contained in Matthews-Winter Jefferson County Open Space north of I-70. This proposal represents a complicated open space transaction with great potential benefit to the Jefferson County Open Space (JCOS) program but with wide ranging political, ecological and philosophical ramifications for JCOS, the City of Golden and open space advocates.

The Lafarge quarry, located in Golden, was zoned as a Planned Unit Development (PUD) by The City of Golden in 1977, and operates pursuant to an old mine plan approved by the Colorado Mined Land Reclamation Board and the PUD. According to the latest revision of the PUD, the anticipated lifetime of the quarry extends approximately to the year 2005. Lafarge wishes to extend its quarry operations beyond the currently anticipated lifetime via the proposed boundary adjustment. Reasonable economic estimates indicate that Lafarge will significantly benefit from the increased production as well as through the maintenance of a quarry operation strategically located to Front Range construction projects, given the difficulties in permitting new quarries along the Foothills corridor.

Beginning in Spring of 2000, Lafarge floated their proposal amongst local environmental groups. More recently, they made presentations to citizen groups and the City of Golden to garner support for a formal proposal that was made to the JCOS Open Space Advisory Committee (OSAC) on February 7 of this year. If OSAC finds the proposal to

have merit it will recommend that the Board of County Commissioners approve that the transaction go forward.

The major elements of the proposed transaction are:

- ✂ Transfer of 60 acres of Matthews-Winter JCOS on the southern border of the quarry to Lafarge. Currently this open space has no trails and is not accessible.
- ✂ Transfer of three parcels in the vicinity of the quarry and adjacent to JCOS lands, totaling 60 acres, to JCOS.
- ✂ Contingent on the boundary adjustment, Lafarge would donate 463 acres it owns on North Table Mountain to JCOS.
- ✂ Lafarge would donate the quarry land, including the Mathews-Winter Open Space obtained in the boundary adjustment, back to JCOS at the end of the quarry life.
- ✂ Lafarge would perform enhanced reclamation of all land quarried and establish a sufficient bond to insure future reclamation
- ✂ Lafarge would forgo the ability to mine a 106 acre parcel of land on State Land Board, Section 16.

The three parcels, surrounding the quarry, that Lafarge would offer in exchange for open space include a 20-acre commercially zoned parcel adjacent to Hwy 40, that could provide access to JCOS north of I-70, a 30 acre parcel zoned for 212 residential units that currently contains a section of the Apex Gulch Open Space Trail, and a 10 acre parcel that is mountain backdrop. The easement for the section of Apex Trail will expire in 2004. The parcel on Section 16 is in its western portion, is tall grass prairie and is

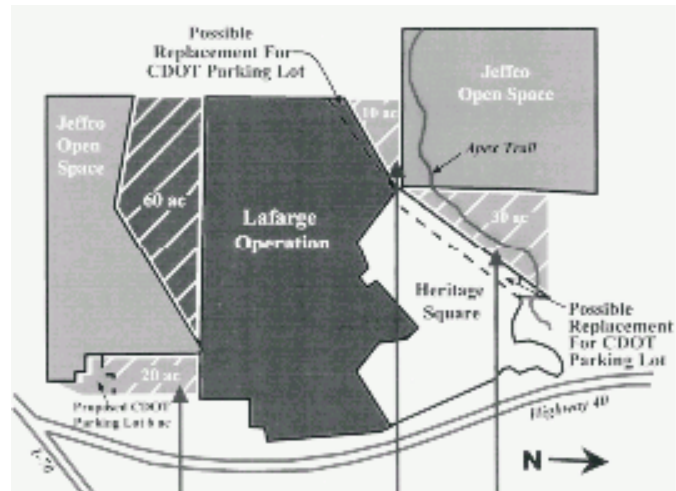
adjacent to land included in the Stewardship Trust and the newly established Rocky Flats Wildlife Refuge.

The donation of land on North Table Mountain would substantially complete preservation of that mesa as open space and is certainly an attractive outcome, given the passionate efforts to preserve the Mesas and its high acquisition priority in the JCOS Master Plan. Preservation of parcels surrounding the Spec Agg Quarry, that are currently under threat of development is a positive aspect of the proposed transaction. The acquisition and preservation of trail head access to Open Space is also certainly a worthy outcome. The preservation of a tall grass prairie community on Section 16 also contributes to the establishment of a wildlife corridor between the foothills west of SH93 and the Rocky Flats Wildlife Refuge and is, therefore, a desirable result.

However, probably as important is the opportunity, as part of an agreement on the transaction, to bind Lafarge or any of its successors to a reclamation program that is state of the art, rather than merely the minimum required by State Law. Lafarge currently employs a "mine from behind" technology that diminishes the visibility of operations as mining takes place. They also perform a more comprehensive reclamation than required by the State of Colorado. However, details of future implementation, costs of reclamation and auditing of the reclamation process have not been established and need to be made a part of the agreement. Lafarge has been a good corporate neighbor in this regard but the actions of potential successors must be insured.

Specific aspects of the proposed transaction and their impact on value to the Open Space program should be considered in light of other possibilities.

First, the Colorado Department of Transportation (CDOT) has contacted Lafarge regarding intent to obtain part of the offered 20 acre parcel on the south for construction of a



larger parking lot to serve the I-70 corridor. Lafarge has stated that any condemnation of offered land by CDOT would be compensated by additions to other parcels. However, it is unknown how large future CDOT land needs will actually be, given their expressed intention to build a huge transportation hub north of I-70 and the possibility of a monorail up this corridor. In addition, it is unknown how CDOT condemnation of this land would affect the viability of a trailhead on this parcel. These developments could severely impact the value of offered land as open space.

The donation of the quarry to JCOS at the end of mining may be more complicated than is readily apparent. The quarry land is in the City of Golden and the governing PUD identifies the City of Golden as an important player in future land use and reclamation requirements. Approval of the proposal should reflect this aspect.

The offer of mining rights to Section 16 land is problematic. Lafarge's willingness to forgo mining on Section 16 does not necessarily protect it from mining given the fiduciary responsibility of the State Land Board to derive royalty revenue from the property.

Regardless of the specifics of the proposed transaction, a philosophical and very controversial issue must be considered- the disposal of existing

Open Space.

To provide historical perspective, in 1991 a similar proposal was tendered by Western Mobile (a predecessor of Lafarge) in which North Table Mountain property would be exchanged for 100 acres of Matthews-Winter Open Space adjacent to the quarry. For a variety of reasons, including the distasteful precedent of disposing of existing open space for a commercial operation, and despite the allure of North Table Mountain land, the proposal was rejected by JCOS, PLAN Jeffco and other environmental groups.

More recently, the sex offender group home debacle served to illustrate the pitfalls of land transactions that involve mixed funding, mixed land use and the Open Space program. Many who testified at the hearings pointed out that the credibility of the JCOS program had been diminished when Open Space properties had been considered as a site for the home and that

access to an Open Space acquisition had been effectively restricted by inappropriate land use of adjacent property. Subsequently, Open Space policy has been amended to provide controls and checks on the process by which Open Space is acquired and disposed of. Specifically, if Open Space is disposed of for any reason it must provide an overwhelming net scenic and ecological benefit to the program. Thus, the Lafarge proposal represents the first test of the new policy and as such, should and will undergo intense scrutiny.

As the Front Range progresses to "build out", as the pool of open lands dwindles, open space acquisitions will, of necessity, have to be more creatively crafted. We want the JCOS program to have the required flexibility but not at the expense of the values of hard won Open Space. The Lafarge proposal for a boundary adjustment represents a potential benefit to the Open Space program if all the details can be worked out.



South Jefferson County Community Plan Threatened

Colorado Christian University (CCU) is presently seeking to rezone 282.4 acres west of the Dakota Hogback to allow for construction of a college campus accommodating 5,000 students plus approximately 1,000 support staff. Present A-2 zoning of this property allows one house per 10 acres, or roughly 80 people.

The majority of this property, 189.9 acres planned for the campus, lies directly east of Lyons Ridge, directly west of the Dakota Hogback, and between West Belleview Avenue to the south and US285 to the north. The plan also includes a 77.6-acre parcel to contain 77 custom home sites which lies west of Lyons Ridge along West Belleview.

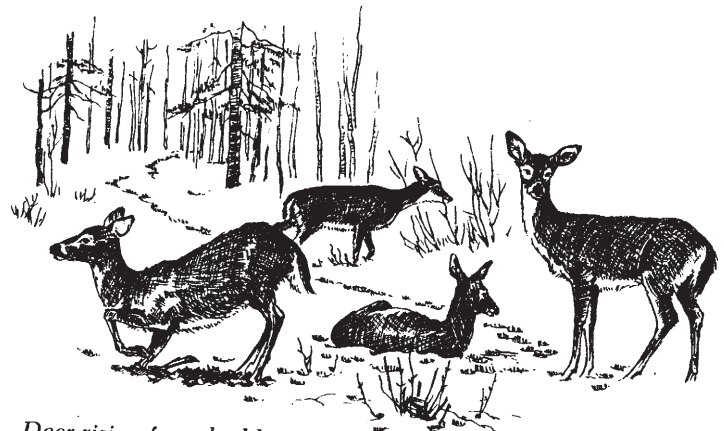
This site is undeveloped and provides good habitat for a variety of wildlife, including deer, elk, black bear, mountain lion, reptiles, amphibians, ground nesting birds, raptors, and other small mammals. There is also an active prairie dog colony on site. Department of Wildlife biologists have mapped this area as overall range for black bear and mountain lion, as severe winter range for deer, and as winter range for elk.

This rezoning request conflicts with the South Jefferson County Community Plan (SJCCP), which was written by Jefferson County Planning and Zoning Department with community support and was adopted in 1984 and revised in 1995. This plan addresses policy recommendations developed for the southeastern portion of Jefferson County. The SJCCP recommends a density not to exceed one dwelling per 5 acres in this area.

This planned college campus will result in urbanization of the hogback. It would allow a small city, equivalent to the population of Fort Morgan, in the first valley west of the Dakota Hogback.

A college campus would add an additional 10,000+ vehicle trips per day to the area. It will be necessary to develop West Belleview Avenue and Turkey Creek North to arterial standards. Air and light pollution, increased traffic, negative impact to sensitive wildlife habitat, are just some of the issues with this rezoning.

Community support for this rezoning request does not exist. Please attend the next Planning & Zoning hearing on April 10th at 6pm in Hearing Room 1.



Deer rising from bedding area

Natural Areas Update

Parcels of land proposed for acquisition by the Jefferson County Open Space (JCOS) program are evaluated and approved on the basis of a several kinds of JCOS Master Plan values and, as such, a number of broad land classifications exist within the program: (i) scenic lands, (ii) recreation lands (high public use), (iii) natural lands, (iv) trail corridors, (v) buffer lands and (vi) historic lands. Some overlap obviously exists.

For scenic, recreation, historic and trail corridor lands the values that drive acquisition are somewhat obvious. These types of land would be associated with a high level of public use and visibility and easily derive a lot of attention from the program and the public. The values that drive natural lands acquisition, being somewhat scientific, are perhaps not that obvious. In addition, natural lands might be expected to have limited public access to preserve habitat and therefore not gain the attention of planners and the public. Finally, ecological values, such as habitat and wildlife corridors defy classification along property ownership lines.

Perhaps for these reasons natural lands have not been associated with a comprehensive acquisition strategy. An inventory of natural areas has been identified via the Colorado Natural Heritage Project (1993) and supplemented by JCOS staff information but no comprehensive vision has existed. Rather, allocation of limited resources and the limited population of willing landowners have driven acquisition strategies. However, SOS bond money and increased sales tax revenue has allowed for a broadening of acquisition strategy and reexamination of natural land acquisition strategies.

Recognizing the need for development of a more comprehensive natural areas Open



Space acquisition strategy, PLAN Jeffco organized a Natural Areas workshop as part of our annual meeting in Spring of 1999. Citizens that attended the workshop contributed knowledge on natural areas in the county that might not be currently designated. In addition, ideas and concepts with regard to natural areas strategies and new approaches to identifying natural areas were discussed. Specifically, it was recommended that an ecosystem/habitat approach that emphasizes the primary values of ecology, connections and buffers drive acquisition of natural lands. This approach would involve identification of lands on the basis of ecological systems and habitat rather than political boundaries, the ultimate objective being ecological sustainability.

PLAN Jeffco presented the results of the workshop to JCOS staff and OSAC and followed up with staff to identify specific approaches to accomplish objectives. In the interim JCOS staff have worked diligently to produce a list of Natural Area Priorities in the County, presented by Ken Foelske at the OSAC meeting on February 7 of this year.

The natural areas priorities identified in the

accompanying map were established on the basis of a number of criteria: (i) presence of endangered or threatened species, (ii) wildlife or wildlife habitat in large tracts, (iii) critical habitat such as cliffs, canyons and wetlands, (iv) buffer areas, (v) areas lacking road access, (vi) large blocks of land with few owners, (vii) linkages to existing parks and open space and (viii) areas of unique terrain.

Coincidentally, the Weidner property, that is a major part of the Ralston Creek priority area was recently approved for acquisition.

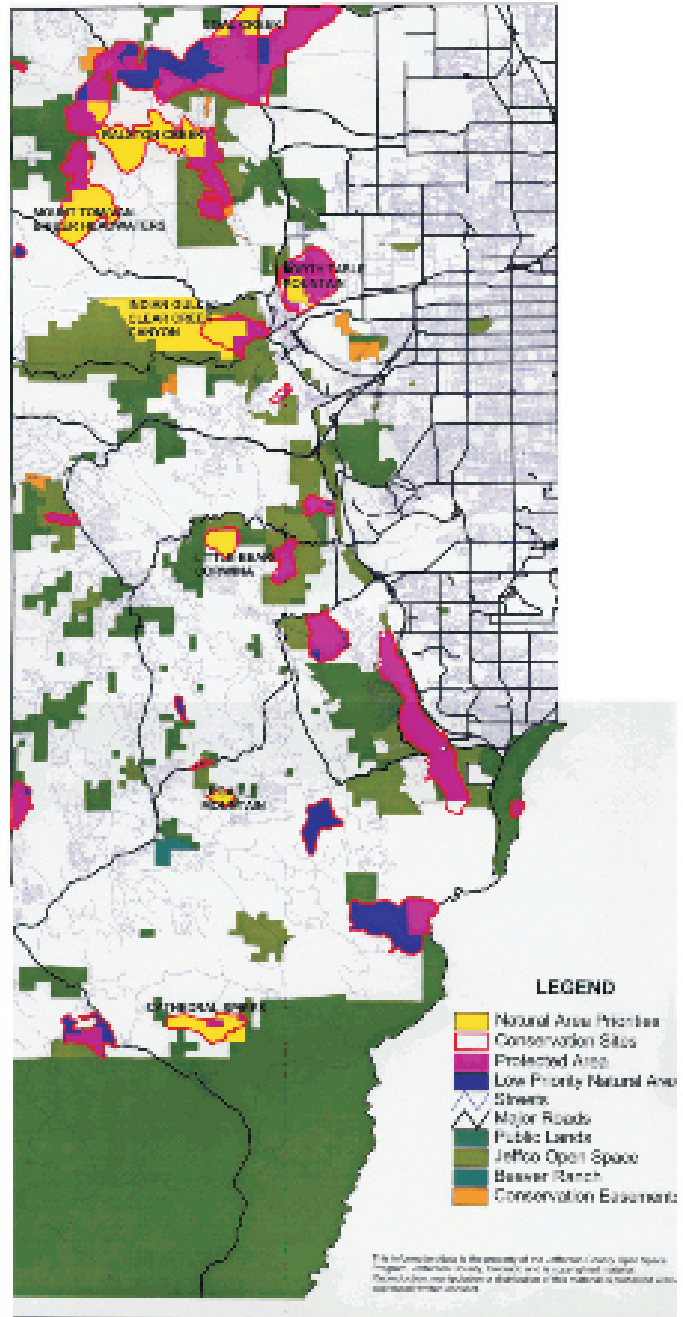
The Natural Areas Priorities will be discussed further at the April 4, OSAC study session starting at 5:30 P.M.

Elliot Brown, PLAN Jeffco

Thinleaf Alder



a. Twig with leaves and fruit, x 2/3
 b. Staminate and pistillate flowers, x 1/2
 c. Seed, x 4



MALT - MOUNTAIN AREA LAND TRUST

Many environmental organizations have formed in the last 25 or 30 years. In this issue, we introduce you to MALT, (Mountain Area Land Trust.) MALT is an Evergreen-based non-profit organization, whose primary goals are:

1. To craft cooperative, constructive land protection solutions to preserve open lands in perpetuity.
2. To help private landowners develop conservation plans that fit their needs.
3. To educate landowners and the public about land preservation options.

The organization determined that, "there are more than 50,000 acres of prime undeveloped land within 25 miles of Evergreen. Their goal is to preserve at least 20,000 of those acres to keep the open, natural character of their mountain communities and the environmental integrity of the area's ecosystem."

Gambel Oak



Established in 1993, MALT has around 450 paying members. They maintain an office in Evergreen with two part time employees, Executive Director, Ginny Ades and Administrative Director Tandy Jones. There is a Board of 19 members. The Board meets monthly and an Executive Committee also meets monthly. They conduct an Annual Town Meeting, open to all in the community.

A newsletter is produced in the Spring and Fall. The Spring Mailing is to 1200 known supporters, and the Fall mailing is to 25,000 in MALT's service area.

The following information comes from their information sheet:

Their first major project was in 1994, spearheading a successful effort to save Noble Meadow from residential development. The 408 acre tract, stretching west from Bergen Park along Squaw Pass Road, is an important wildlife corridor and scenic vista. This project involved cooperation with the developer, the community, MALT, Evergreen Park and Recreation District and Jefferson County Open Space.

In 1993, MALT initiated an effort to preserve the 8,000 acre Beaver Brook Watershed, a critical link in a 17 mile wildlife corridor, running from Mount Evans to Noble Meadow. Since 1997, MALT has been facilitating the U.S. Forest Service purchase of the watershed. Working with Clear Creek County officials, the City of Golden, citizens groups, the U.S. Forest Service and Colorado's Congressional delegation, MALT helped negotiate an agreement which provides for a phased federal purchase of this unique land.

Re: Conservation Easements. "These easements are an increasingly popular method for ranchers, farmers and other owners of large undeveloped tracts of land to retain ownership of their land while protecting its conservation values. The use of such easements can also yield substantial estate, income and property tax benefits for owners and their heirs. MALT holds conservation easements on private parcels ranging from 40 to 300 acres.

Re: Education. "MALT maintains a paper inventory of large land parcels and natural resources in the mountain area, and keeps a library of information for landowners. MALT conducts outreach through letter campaigns, newsletters, one-on-one meetings with landowners, speaking engagements with civic groups, our Earth Day booth, our annual A Day in the Park event and others special events throughout the year."



A major project now being addressed is the Hwy. 285 Corridor. Representatives have been working with several landowners in the corridor who are pursuing conservation easements on their ranch properties. MALT has received an \$11,000 Grant from Great Outdoors Colorado to support a landowner outreach and education program to study what can be done to preserve the scenic quality and relaxed mountain lifestyle.

For more information, or for becoming a member, call 303-679-0950 e-mail: maltco@juno.com, Website: www.savetheland.org

Marilyn Mueller, PLAN Jeffco



Balsam Fir

O S A C * O S A C * O S A C * O S A C * O S A C

November 1, 2001 Study Session

The Study Session's principal focus was a review of the Hiwan Homestead operation covering activities, staffing, and costs. The cost per visitor is about \$21, which is in line with other small museums. Considerable discussion was devoted toward what could be done to improve attendance and expand the outreach programs. The balance of the Study Session was spent discussing the proposed Policies and Procedures revisions relating to disposal of Open Space lands.

Regular Session

A \$50,000 donation to the Jeffco Open Space Foundation was received from the South Metro Land Conservancy. The donation is to be used toward the Stockwell property purchase.

Resolutions for negotiation were approved for the Rich, Emeson and Elmgreen properties South of Clear Creek along the County line and the Henderson home in the City of Mountain View. If acquired the Henderson home will be used as a community center.

Final terms were approved for the Zarlengo property in Wheat Ridge west of Kipling and adjacent to the Green Belt; the Casey property along Lilly Gulch West of Wadsworth; and the Sarad property in Golden at the West end of the McIntyre to Golden trail route. The Foothills District is paying one-half the acquisition cost of the Casey property.

December 6, 2001 Study Session

The Study Session began with a presentation of a study by staff of Mundus Bishop Design on Denver Mountain Parks. The goal of the study is to encourage and facilitate a working relationship between JCOS and Denver Parks. JCOS is very encouraged with the response of Denver Parks to cooperative activities. The balance of the Study Session was spent

discussing the proposed Policies and Procedures revisions relating to disposal of Open Space lands.

Regular Session

Final terms were approved for the Blair Ranch acquisition in Evergreen and the Moore Farm at 72nd and Ward in Arvada. Approximately \$110,000 in donations were received to assist in the Blair Ranch purchase. The Blair purchase will allow connection of the land-locked Elephant Butte Denver Mountain Park with Alderfer-Three Sisters and Dedise Parks.

January 2, 2002 Study Session

The Study Session consisted of a presentation of the Rooney Ranch Area Plan developed by Winston Associates for Morrison, Lakewood, and Jefferson County. Don Klima distributed the Joint Venture and Conservation Trust Fund requests at the end of the Study Session.

Regular Session

The Policies and Procedures revisions relating to disposal of Open Space lands were approved. Final terms were approved for the Hendren property which will provide a West access to Centennial Cone and the Legault Summit property adjacent to the Southeast corner of Meyer Ranch Park. A portion of the Legault Summit property includes a high priority natural area. .

A request for an easement across Open Space lands on the North side of Coal Creek Canyon was presented to the committee. The easement would allow building of a road with switchbacks up the West side and over Crescent Mountain. The Advisory Committee agreed with staff that the County was not legally required to grant the easement and that the road impact would be unacceptable. The Committee requested that a resolution of denial be drafted for the February meeting,

OSAC * OSAC * OSAC * OSAC * OSAC

Revised Policies and Procedures

The revisions to the policies and procedures require that there must be a significant ecological, recreational, or cultural benefit before disposal can be considered and that where other monies are used in a purchase, the open space portion must be identified and described with a separate deed.

Revisions relating to disposal of lands include the following language:

1. An interest in a parcel of Open Space real property which consists of 5 acres or more may be disposed of only after the following have occurred.

A Recommendation by the Committee (OSAC) has been issued, which contains an affirmative vote of not less than 8 members of the Committee, and
Such Recommendation by the Committee contains a statement together with a justification for that statement that, (1) the interest in real property being considered is no longer meeting the Open Space purposes for which it was acquired, or (2) the transaction involving the contemplated disposal would provide to the public a significant ecological, recreational or cultural benefit.

2. Revisions relating to acquisition include the following language:
When an interest in real property has been acquired through the use of open space funds in conjunction with funds from any other source, then that portion of the real property which is intended to be used for those purposes set forth in the Enabling Resolution shall be treated as follows:
Such portion of the property shall be separately identified and a description of the portion shall be attached to the Committee's Recommendation and the Board of County Commissioner's Resolution to acquire the real property interest.
At such time as the interest in such portion of the property is acquired, it shall bear a legal description separate from all others.....

OSAC * OSAC * OSAC * OSAC * OSAC

Staff presented management plans for Pine Valley and Mount Falcon Parks. Stanton reported on the progress of designating the Dakota Hogback as a state natural area. This request was approved January 18th by the Colorado State Parks Board.

Special Meeting January 10, 2002

The requests for joint ventures and Conservation Trust Grants were heard during this meeting and resolution was drafted for their distribution.

Study Session February 7, 2002

The Study Session consisted of an update on the Lariat Loop Heritage Alliance.

Regular Meeting

Information was presented on the Natural Areas Plan for the County. The plan identifies natural area of high and low priority, conservation sites, and already protected areas. Staff also

presented the management plan for the Cathedral Spires area along the South Platte.

A resolution was approved denying an easement for a road to cross Crescent Mountain. Final terms were approved for an agreement with Church Ditch Company for the trail between McIntyre and Golden along Clear Creek and the Weidner property on the North side of Ralston Creek. The Weidner acquisition includes 266 acres in fee and 619 acres by conservation agreement. This acquisition provides most of the right-of-way for a trail from White Ranch to Golden Gate State Park and includes much of the Ralston Creek high priority natural area..

Lafarge North America presented their proposal for a land trade with Open Space for 60 acres adjacent to the present Heritage Square quarry. OSAC is to field trip the quarry February 21st.

John Litz, PLAN Jeffco



COMMISSIONERS DINNER - AN ENVIRONMENTAL CROWD PLEASER

Each year PLAN Jeffco hosts and coordinates a dinner with the Open Space Department. The dinner's purpose is to provide an informal gathering place for citizens, Open Space Staff, Open Space Advisory Committee (OSAC) and County Commissioners to meet on a personal level and to be able to express their particular interests in Open Space. It also has been a time to acknowledge significant open space accomplishments and present award.

Last November 8, approximately eighty people gathered at the Mt. Vernon Country Club to enjoy a lavish buffet. The room filled with non-stop conversation, which continued well past the dinner and the talks. Introductory remarks by PJ President Margot Zallen were followed by Bill Broderick giving a brief overview of the recent regional planning efforts by DRCOG (Denver Regional Council of Governments.), and by Open Space Director Ralph Schell presenting an update on how the SOS bond monies have been spent.

Bill Broderick explained some of the maps he brought showing work which has been done recently on regional planning for the six county area surrounding Denver. These studies show the probability of a five million increase in population and suggest areas that should be undeveloped, if possible, to leave space between the surrounding smaller cities and Denver and also encourage riparian and grassland continuity.

OSAC members were the recipients of this year's PLAN Jeffco "tree hugger" awards for their excellent and dedicated work in making the Open Space program a success. PLAN Jeffco member Wanda Blackburn, following in the tradition of the awards she created for Len Goltra and Joe Coors two years ago - namely Ken dolls each hugging a tree, made tree huggers for each member of OSAC,

Ken's for the men and Outdoor High Fashion Barbie's for the ladies.

All of the Commissioners attended and each were asked to say a few words. Commissioner Lawrence made special mention of some of our newer parks: Centennial Cone (North side of Clear Creek); YMCA Beaver Ranch (Near Reynolds Park); Flying J (North of Conifer) and Stockwell/Hildebrand (South of Deer Creek). Commissioner Holloway was very enthusiastic in recalling the many kinds of open space and trails that have been created and the opportunities for different types of recreational use. Commissioner Sheehan spoke of the wide range of duties a Commissioner must address, Open Space matters being especially satisfying to handle.

Acknowledging the cooperation shown to PLAN Jeffco by staff, advisory committee and commissioners, President Zallen also expressed PLAN Jeffco's thanks for the many acres purchased and the rapid rate of land acquisition that staff completed. She then discussed another matter.

A controversy arose last year about a parcel of land North of Golden which was purchased jointly by Open Space and other county funds. Separate property lines were not determined and the county's decision to use part of that parcel for a Youth Treatment Center was a change of use other than what had been anticipated by OSAC. The Treatment Center was not approved, but the matter was a flag to PLAN Jeffco that Open Space Policy land disposal and acquisition procedures needed revision. The revisions should serve as the basis for an amendment to the voter-approved Open Space Resolution. Since this dinner, this matter has been addressed, with PLAN Jeffco assisting. Both OSAC and the Commissioners have approved the additional policies and

procedures. PLAN Jeffco will be working to them enacted into law by requesting voter approval for an amendment to the Open Space Resolution.

Director Ralph Schell thanked the staff, PLAN Jeffco, OSAC and the Board of County Commissioners for their talent and support during the past year. He then present the following information on how the bond monies have been spent.

Following the SOS initiative in 1998, \$100 million in bonds were issued in 1999 for acquisition. That \$100 million has been spent. As of November 8, 2001, the bond funds allowed the program to acquire 11,445.4 acres in the unincorporated areas of the county at a cost of \$66,903,888. For the cities and recreation districts, 2,651.3 acres were acquired at a cost of \$31,557,731. The two total 14,096.7 acres for a total of \$98,461,619.

Highlights of the last year include:

Cities and districts	133.9 acres	\$3,706,100
Stockwell/Hildebrand	1,450 acres	\$7,350,000
Schoonhoven/Flying J	80 acres	\$ 589,285
YMCA-Beaver Ranch	445.3 acres	\$1,250,000
(Open Space has a management agreement with the non-profit group Beaver Ranch Community, Inc.)		
Meyer Ranch/Conservation Easement		
— Right of First Refusal	53.5 acres	\$ 193,375
(The conservation easement includes the home and hangar on the property)		
Robinson Brick/State Land Board settlement of mining claims		\$ 250,000
Merrion Oil/Deer Creek	1 acre	\$ 6.404
Reynolds/Open Lands, Inc.	240.5 acres	\$ 948,000
Cooper Investments Westminster	20.9 acres	\$ 199,800
Grant Water/Bowles Water	39.56 shares	\$ 415380
In the last year	2,414.6 acres	\$14,639,994

Only \$60 million remain! The second Bond Issuance of \$30 million occurred on May 17, 2001. The County utilized an online competitive municipal bond-auction with the bond houses. Interestingly, bidding activity took place in the last few minutes of the half-hour session. The OS Advisory Committee has determined acquisitions from the remaining bond funds should be evaluated through a priority review process instead of city allocations as with first issue. The best of the city, recreation districts and unincorporated projects will be pursued.

From the newest bond fund issue, imminent and pending projects include:

Schaaf/Arvada	26 acres	\$1,290,000
Hansen/Arvada	45.9 acres	\$1,698,000
Casey/Foothills	11.8 acres	\$1,518,000
Zarlengo/Wheat Ridge	5.4 acres	\$ 468,000
Blair Ranch	<u>320 acres</u>	<u>\$4,750,000</u>
Total	409.1 acres	\$9,724,000

If you have not!!! Join PLAN Jeffco or renew your Membership today!

PLAN Jeffco is the county-wide volunteer citizen's group that organized and drafted the Open Space Resolution that resulted in the formation of the Jefferson County Open Space Program in 1972. We currently function as a watchdog group, observing meetings of the Open Space Advisory Committee, participating in subcommittees, and issues groups, proposing and working for important acquisitions, and keeping citizens informed of what is going on in their Open Space Program. PLAN Jeffco provided the leadership for the successful vote for bonds in 1998.

PLAN Jeffco works for Open Space and we work for you! Please sign up or renew your membership now! Your address label shows the date of your last renewal. Call 303.526.0234 for membership information.

Name: _____

Address: _____

Phone: _____

Email: _____

Our membership rate is:

\$25 per year

Make checks payable to PLAN Jeffco and send to:

PLAN Jeffco
26553 Columbine Glen
Golden, CO 80401

Are You wired??

If you are, PLAN Jeffco would like to have you on our email tree, so that we can inform you of special events and items that may be of concern to you. We will not share your email address without permission.

Please include with your dues payment or email to

jklitz7@ix.netcom.com





Golden Eagle
Gene Dieckhoner



PLAN Jeffco

26553 Columbine Glen
Golden, CO 80401

RETURN SERVICE REQUESTED

Email: jkltz7@ix.netcom.com
check our website:
saveopenspace.org

Prsrt Std
U.S. Postage
PAID
Pine, CO
Permit No. 36

Jefferson County Citizens for
Planned Growth with Open Space

PLAN JEFFCO NEWSLETTER