



# PLAN JEFFCO UPDATE

APRIL 2003

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## PLAN Jeffco Annual Meeting

June 7, 2003

**North Table Mountain Nature Walk - Joint Event With the Table Mountains**

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This year's PLAN Jeffco Annual Meeting will be held June 7, 2003 as a joint event with the Table Mountains Conservation Fund's (TMCF's) annual nature walk atop North Table Mountain. Experts in the geology, botany, wildlife and history of the Table Mountains will guide the trip.

The PLAN Jeffco Annual Meeting will start at 9 AM at the Open Space Hearing Room, 700 Jefferson County Parkway, with a short business meeting. Then we will car pool to North Table Mountain to start the walk. **To minimize environmental impact on the mesa the PLAN Jeffco contingent will be limited to 30 people; so do not delay in signing up.** This is a beautiful way to spend a spring day!

Please remember to bring water, sunscreen, hat, lunch, comfortable shoes or hiking boots, sunglasses and a rain parka (just in case). Optional items include camera, binoculars and Mike Foster's Bird List from the TMCF website: [www.tablemountains.org](http://www.tablemountains.org).

Date: Saturday, June 7, 2003

Time: 9 AM to 2 PM - The hike will start at 10 AM

For information and to sign up for the North Table Mountain Nature Walk contact: Elliot Brown (303) 279-0664, [ebmet@aol.com](mailto:ebmet@aol.com)

## *Denver Mountain Parks/Jefferson County Open Space Joint Management Plan*

Several meetings have taken place over the past year between Planning Manager Ken Foelske, Open Space staff members and Denver Parks representatives. These meetings have been focused on identifying matters of joint concern to both departments as well as review of the respective park lands trails and other Open Spaces in Jefferson County.

Open Space and Denver Mountain Parks and a local community organization, Lariat Loop Heritage Alliance, received a Smart Growth Grant of \$50,000 from the Colorado Department of Local Affairs to collaboratively plan for future recreational growth. The \$50,000 Smart Growth award was matched with funds from each agency, \$10,000 each,) as well as with a contribution from the Lariat Loop group. Mundus Bishop, consulting firm, was retained to assist both agencies in research, review and preparation of recommendations.

Studies and plans by Denver Regional Council of Governments as well as local planning departments predict a population growth of an additional million people by the year 2020, making open space preservation and continuance a real priority.

Denver has 40,000 acres of parkland, 10,000 of those acres being in Jefferson County. Because their funding comes from the General Fund, the amount budgeted for Mountain Parks, (\$700,000) fluctuates and usually has not proved adequate to match the level of development and care that JeffCo is able to direct to their parks and trails. A comparative statistic given shows Denver budgeting amounting to \$56/acre compared to JeffCo's \$84/acre.

What are some of the subjects of joint concern that have been discussed? Forest and weed management, fire security, user conflicts, site degradation, trash pickup, joint contracting with sheriffs, trail connections and uses, and continued coordinated requests for future grants have been subjects covered in these present meetings.

The integration of trail systems requires inquiry on several subjects. Agreement on specialized usages for individual use, joint efforts at obtaining easements from private land owners to complete desirable trail connections, accommodation for new trail uses, (mountain skates,) designation of separate uses, (hiking vs. biking) pros and cons of collecting fees for trail use via lock boxes, seeking alternate funding will be recurring subjects for discussion.

OSAC approved the following resolution (excerpted) at their March 6<sup>th</sup> meeting:

1. "That recommendations contained in the Denver Mountain Parks and Jefferson County Open Space Recreation Management Plan will be discussed by a Task Force Group made up of staff from both agencies, the Director of Jefferson County Open Space and the Manager of Denver Parks and Recreation, an equal number of representatives of the Jefferson County Open Space Advisory Committee and the Denver Parks and Recreation Board, and no more than two Jefferson County Commissioners and no more than two Denver City Council members.
2. That the Task Force Group would meet 3-4 times a year to review the recommendations and address those recommendations that would benefit both agencies.
3. "That the Task Force Group would update the Jefferson County Open Space Advisory Committee at least annually as to the Task Force's management recommendations regarding items contained in the Denver Mountain Parks and Jefferson County Open Space Recreation Management Plan."

The Denver Mountain Parks/Jefferson County Open Space Management Plan being presented to the Jeff County Commissioners and to Denver City Council consists of over 40 pages of information, including several maps as well as an additional data and comparison charts submitted as appendixes. The study area goes from the border of the Pike national forest on the south to the Boulder County line on the north, and from the foothills on the east to Clear Creek County line on the west.

A review of the historic Olmstead Mountain Parks Plan from 1914 is included as are an evaluation of the present condition and uses of today's parks. The information is organized with references to: Preservation of Natural Resources, Identification of Scenic Resources, Cultural Resources, and Recreational Resources.

The broad goals of the Recreational Management Plan are: To work together to address common and regional policy and management issues, Protect the scenic, cultural and natural resources, and Improve and enhance recreational experiences. The information contains a Summary of Uses, Users and Facilities, Recommendations describing methodologies, Actions for the two agencies to follow to address the critical issues, and Implementation converting the recommendations to actions with suggestions for priorities, time frames and the participation of other relevant partners.

The maps include:

- The Study Area and Listing of all of the Parks
- The Existing Recreational Facilities
- Land Use Recommendations
- Recreation Facilities Recommendations
- Existing Recreational Use
- The 1914 Olmstead Plan
- Olmstead Plan Assessment
- Denver Mountain Parks/1938 National Park Service

(A portion of the Land Use Recommendations Map is shown on the following page)

The Implementation of the plan is structured as a chart with columns for Strategy Identification, Early Action (or not), Additional Participants, Lead Dept., Frequency, and Time Frame.

Subjects to be addressed include Planning, Land Acquisition, Visitor Management, Funding Strategies, Raising Awareness, Assessment, Preserving, Restoring, Rehabilitating Parks and Resources, Recreational Uses, Conflicts, Overuses, and Accommodation of present and future Recreational Needs.

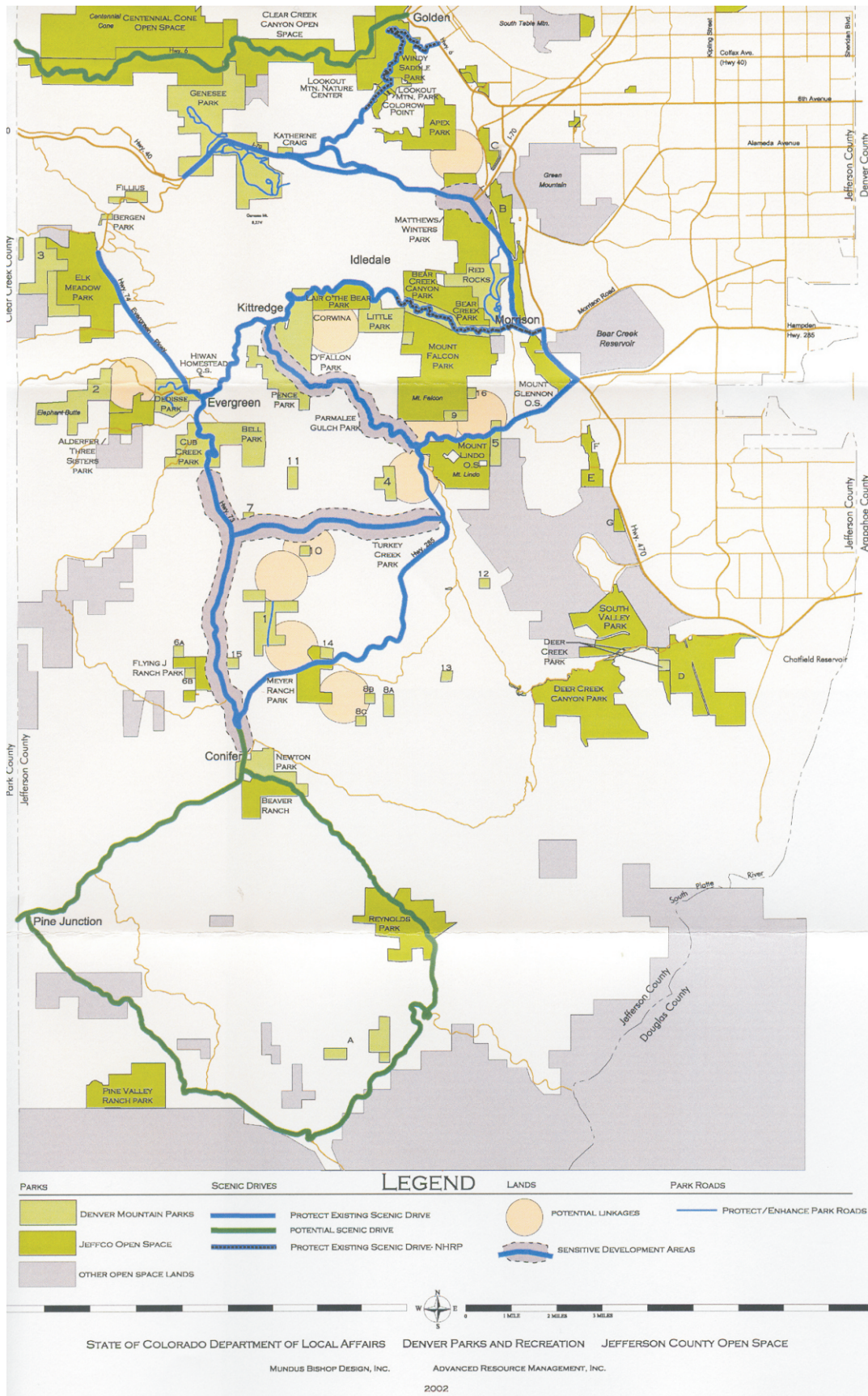
This work brings meaningful focus to bear on desirable trail and parkland continuity and has put increased attention on identification and preservation of scenic roads and loops.

Copies of this wide thinking and data rich plan can be examined now at the Open Space offices. It awaits formal approval by Jeff County Commissioners, likely by the timer this PLAN Jeffco Update is distributed. It has been unanimously approved by Denver City Council. Election of a new Denver Mayor and ten new council members will occur this spring. It is to be hoped that the new regime will be receptive to this plan and give their support.

By Marilyn Mueller







## *Open Space Contributions to Recreation/Community Center Funding*

In 1980, the voters expanded the Open Space Resolution to allow use of funds on recreational capital improvements. Twenty plus years of such reliable revenue plus added revenue from what is termed Joint Venture Grants, awarded from Unincorporated Jeff County's revenue share, and the addition of money created by the approved Bond Funding of \$160 million has provided the county with impressive acquisition and development for playing fields, provision for many kinds of recreational activities and for land acquisitions which enabled new facilities to be planned for and subsequently constructed.

In most cases, the funding went towards the land acquisition for the projects. Funding for the building construction, staffing, and maintenance came from bonds or budgeted revenues of the respective cities and rec districts.

Recent projects include large new facilities such as the Wheat Ridge Community Center at 4005 Kipling, the Charles Whitlock Recreation Center in Lakewood at 8715 West 16<sup>th</sup>; Evergreen Park and Rec's Buchanan Center at Ellingwood Trail, (east at Old Squaw Road and Evergreen Parkway}; remodeled and expanded facilities such as at Tony Grampsas Park at 44<sup>th</sup> and Salvia in Golden; and adaptive use and remodel of a church at Pioneer Park in Arvada at 82nd and Simms.

The Charles Whitlock Center was originally in a simple one story facility with rather restricted outdoor space. A series of additional land acquisitions enabled Lakewood to construct a new modern facility across the street providing a large, well equipped Exercise Room, a small swimming pool for therapeutic exercising, a couple of other studios and a large gym, and shower rooms. An in-line skate hockey rink will be built on the old site. A Master Plan envisions an outdoor swimming pool and other fields with a park edge that fronts

on Colfax Ave. The Colfax frontage was on a high priority list from the Lakewood planners even though it came at a high commercial value price.

The Wheat Ridge Recreation Center is set back west of Kipling, with space for a very large parking area. Generously planned, it provides Wheat Ridge with a large children's adventure pool, slide, adult hot tub, and small lap swimming area, plus a separate room with competition size lap pool. One enters an entry lounge with fireplace, following a corridor which passes a long high climbing wall, then past a full sized gymnasium. Three meeting rooms can be combined to provide for functions for up to 300 people. There are three smaller activity rooms on the same corridor. Upstairs, one finds roomy exercise/workout rooms with a walking/jogging ring around this whole area. There is plenty of equipment and one mirrored wall and one wall with perhaps six TV's mounted for distraction while using the treadmills or exercycling.

The Buchanan Recreation Center can be quickly recognized by the tall glass and stone walled central tower which encloses a 41 foot climbing rock mass with hand holds and carabiners to encourage climbers to struggle to the top, protected by harness and instructor hanging on at the bottom, enabling flashy descents bouncing of the face. Around the perimeter of the climbing mass are exercise machines. There is another exercise room with equipment, a large children's adventure pool and a two lane adult lap pool and a large "Multigenerational" Room, and a smallish Party Room plus Locker Rooms.

The church adjacent Pioneer Park is still occupied by the congregation but funds have been set aside for conversion to recreational use. Besides the Sanctuary space, there is a gymnasium and large administrative and/or classroom space. Purchase of this 10 acre



property includes a small park area and additional field area adjoining Pioneer Park's 10 acres of ball/soccer fields. Standing at the church, one can not be certain where these fields end. The limits are off towards the horizon.....a nice "Open Space" experience.

Tony Grampas Park in Golden, once belonged to Coors (Golden Equities). A fully developed park, large picnic shelter and at least three large field areas overlook a fenced reservoir/pond, not accessible to the public. A large unpaved parking area, with lights, adjoins a gymnasium building constructed of pre fab corrugated metal---very plain Jane in appearance. The gym is not open on a full time basis. PLAN Jeffco was assured that the selling price of over two and half million was given full appraisal at the time of purchase and that the

price was totally acceptable for today's market and the industrial zoning of this neighborhood. A 214-acre conservation easement, on South Table Mountain and 76 acres on the corner of Highway 6 and Highway 93, part of the North Mountain Backdrop, were donated by Golden Equities as part of the acquisition.

These are a few of the projects that have enriched the Jefferson County community. Many receive great satisfaction in enjoying such tangible results of this ½ cent sales tax which created the Open Space Department.

By Marilyn Mueller

We include a brief description of these projects and the type of assisted funding on the next page.



## *Recreation and Community Center Projects in the last few years.*

EDGEWATER	Heritage Community Center		
2001	Building Purchase	Bond Funds \$	230,088
2003	Landscaping facility	Joint Venture	89,250
GOLDEN	Tony Grampasas Park		
1999	Building plus 63 acres	Bond Funds	2,632,000
LAKESWOOD	Whitlock Rec Center		
2000	Land purchases	Bond Funds	3,472,706
2002	In-line Skate Rink	Joint Venture	115,000
2000,2001,2002	Belmar Park, Heritage Center	Joint Venture	300,000
2003	Link Rec Center	Joint Venture	60,000
WESTMINSTER	Northwest Area Rec Center		
1999	Add multi-purpose room	Joint Venture	150,000
2000	Westview Rec Center		
	Landscaping, trails, playground	Joint Venture	75,000
2001	Countryside Rec, pool renovation	Joint Venture	50,000
WHEAT RIDGE	Kipling Rec/Community Center		
1997	Land Purchase	County Funds	1,035,000
1999	Soccer Field	Joint Venture	65,000
EVERGREEN	Buchanan Rec Center		
2002	Climbing Wall	Joint Venture	140,000
2003	Added Parking and trail work	Joint Venture	82,283
FOOTHILLS REC	Peak Rec, Center		
2003	Playground Primarily for day care	Joint Venture	50,000
KEN CARYL	Rec Center		
1998,1899,1003	Tennis Court Repairs Parking Lot Repairs Trail Connections to Rec Cntr.	Joint Venture	173,875
NORTH JEFFCO	Apex Rec		
1998	Part of site cost	County Funds	174,000
2002	Pioneer Park		
	Church building & 10 acres	Bond Funds	1,792,950
2000,2001	Garrison St. Sports Center		
	Renovation of ice rink for Soccer and teen center	Joint Venture	415,000

## *Great Outdoors Colorado Proposed Rule-Making*

The Great Outdoors Colorado program (GOCO) was created through Article XXVII of the state constitution, voted on in 1992. Since that time the GOCO program has utilized lottery revenues to significantly aid local governments and open space organizations in the acquisition of critical open space, through a grant program. Although Article XXVII describes and governs how GOCO works, it gives the GOCO Board of Directors discretion to make new rules to facilitate the operations of GOCO. Recently, the GOCO board proposed rule-making that would compromise future efforts at open space acquisition at a juncture when those efforts are most crucial, given a rapidly shrinking pool of open lands. April 4, the GOCO board held a hearing to gather testimony on the proposed rule making. PLAN Jeffco, the Jefferson County Open Space program and other open space organizations from all over the state presented testimony in opposition to the proposed rule-making.

Section 5 of Article XXVII describes four "quadrants" or purposes for GOCO Trust Fund expenditures and states that the amounts expended for each, over a period of years, be substantially equal. Purposes 1 and 2 refer to investments of GOCO funds in the activities of the state Department of Natural Resources, Divisions of Wildlife and Parks and Outdoor Recreation. Purpose 3 refers to competitive grant programs "...to identify, acquire and manage open space and natural areas of statewide significance...". Purpose 4 refers to competitive matching grants "...to acquire, develop or manage open lands and parks...". Article XXVII is already adequate in addressing the needs and intent of the program.

A proposed rule change would make the concept of "substantially equal" expenditures in the four quadrants overly restrictive by assigning a specific value of 24 to 26% for each of the purposes over a ten year period. While this proposed change would appear to be innocuous,

its arbitrary nature would significantly reduce the flexibility of the program and would most assuredly diminish the funds available for significant, time sensitive open space acquisitions. Furthermore, this rule change would *require* contributions to the Departments of Wildlife and Parks and Outdoor Recreation while also inducing severe diminishment of funds for purposes (III) and (IV), competitive grants. For these reasons this proposed rule-making was opposed by virtually all of the organizations that testified.

It is apparent that this proposed rule-making was intended to divert GOCO funds to the state Department of Natural Resources to defray funding short falls in the state budget. The board of PLAN Jeffco and many other organizations generally opposed the use of GOCO Trust Fund moneys to address fiscal short falls in the Department of Natural Resources. GOCO funds were not intended by voters to be utilized in this manner. In fact, Section 8 of the enabling GOCO article specifically states: "The people intend that the allocation of lottery funds required by this article of the constitution be in addition to and not a substitute for funds otherwise appropriated from the General Assembly to the Colorado Department of Natural Resources and its divisions." In fact, it is the interpretation of Section 8, the no substitution clause of the article, that is of fundamental importance in the proposed rule-making. Testimony at the hearing reflected the inappropriateness of past allocations to govern future allocations. A "quota system" for allocations will diminish the overall quality of allocation decisions.

Other proposed rule-making would seem to, defacto, require GOCO to contract with the Department of Natural Resources or other state agencies for necessary administrative support. In addition, it is being proposed that liaison subcommittees be formed between the GOCO board and the state agencies. Many of the



organizations present opposed this rule-making because it would create undue dependence of GOCO on the Department of Natural Resources in its decision making. Furthermore, the mandated dependence and interaction with state agencies would appear to give these agencies an unfair advantage in the competitive grant processes of funding Purposes 3 and 4, for which they can compete with open space organizations and local government.

Other proposed rule-making would lengthen the grant cycle from semiannual, under the current set of rules, to anywhere from one to five years. PLAN Jeffco and many of the other organizations present opposed this rule making because it would unduly compromise the flexibility in the open space acquisition process, preventing the timely application of grant moneys to critical open space acquisitions and generally making open space acquisition more difficult. The activities of open space organizations and, importantly, willing landowners are conducted on a time scale that would pay little heed to a yearly or more lengthy grant cycle. This rule making could effectively eliminate the possibility for GOCO funding to make an impact in important open space acquisitions.

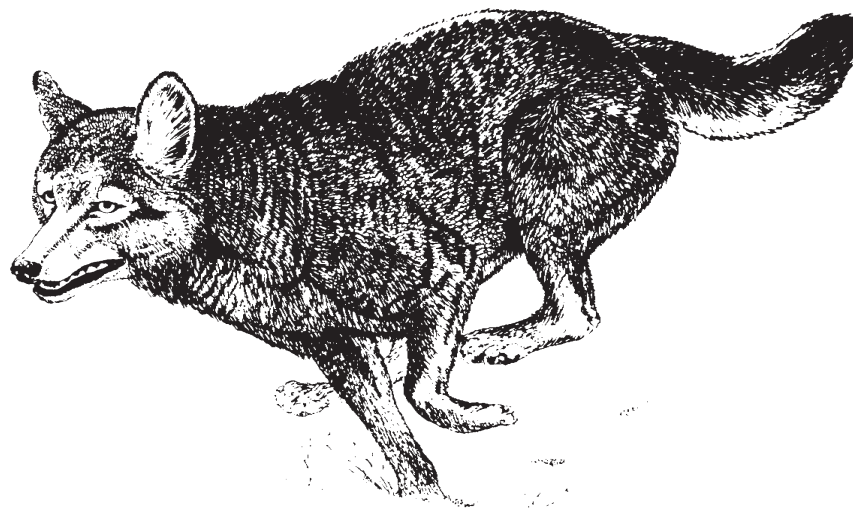
Under funding Purpose 4, governing competitive matching grants, the proposed rule making would define open lands and parks as "property for which there is meaningful public

access and use, and grants hereunder shall include improvements thereto consistent with the proposed use." PLAN Jeffco and many others opposed this proposed rule-making because it does not recognize the fact that "public access" and "improvements" are not always appropriate for open space acquisitions made via matching grants. This proposed rule making would significantly impair the applicability of GOCO funds for local open space acquisition.

Over two hours of testimony was heard on April 4. It appeared as though the GOCO Board was overwhelmed with the sheer amount of testimony in opposition to the proposed rule-making. The board acknowledged that testimony indicated that most open space organizations are wondering what the proposed rule-making would accomplish. One piece of testimony pointed out that "The operative rule with regard to rule-making should be: 'If a rule is not broken do not fix it!'. The consensus of the board was that there was a need to review and analyze the testimony tendered and to obtain more testimony at at least one more public hearing at another location in the state, to be announced.

Details with regard to proposed GOCO rule-making can be found at the GOCO website: [www.goco.org/rules/rules.html](http://www.goco.org/rules/rules.html).

By Elliot Brown



## *The Jefferson County Central Plains Community Plan and South Table Mountain*

The Jefferson County Planning & Zoning Department is in the process of updating the Central Plains Community Plan. Land use recommendations on South Table Mountain figure prominently in this plan. A Community Plan is an advisory document utilized by the County Planning Commission and the Board of County Commissioners in ruling on requests for re-zoning. The land use recommendations of a Community Plan are very important because requests for re-zoning that are inconsistent with the Plan have a significantly diminished probability for success.

The heart of the Central Plains Community Plan encompasses South Table Mountain and its land use recommendations. The current plan was adopted in 1986 and the land use for the Coors-Bradley property on South Table Mountain (Sections 19 and 20 on map), that was proposed for development of a NIKE corporate headquarters, is recommended as "Office" and "Government Facilities". The land use recommendations of the 1986 plan would allow development of South Table Mountain in a manner similar to the corporate headquarters proposed for NIKE.

These land use recommendations would appear to be contrary to the wishes of the City of Golden, the Board of County Commissioners, the Jefferson County Open Space program and citizens- that South Table Mountain be acquired and preserved as Open Space. It is important that citizens inform the Planning Department that they wish the land use recommendations for Sections 19 and 20 of the current Central Plains Community Plan be changed to "Open Space or Conservation only".

The process of updating the Central Plains Community Plan is in its early stages. A planning meeting is scheduled for: April 30, 2003; 6:30 PM to 8:30 PM, Jefferson County

Fairgrounds Auditorium, 15200 West 6 Ave. This planning meeting is intended to gather comments from the public and to educate citizens with regard to the process. The County Planning Department will draft a new Plan based on input from the public and present it at an Open House on May 29, 2003, 5:00 PM to 8:00 PM, Jefferson County Administration Building, 100 Jefferson County Parkway. The Planning Department intends to finish the process near the end of this year.

In addition to the public meeting, written comments will also be accepted by mail, fax or email. The Jefferson County planner in charge of the process is:

Kate Newman  
Jefferson County Planning & Zoning  
Department  
100 Jefferson County Parkway, Suite 3550  
Golden, CO 80419-3550  
(303) 271-8735 fax: -8706  
email: [knewman@jeffco.us](mailto:knewman@jeffco.us)

Please transmit your comments to her. Information about the planning process is available on the County website:

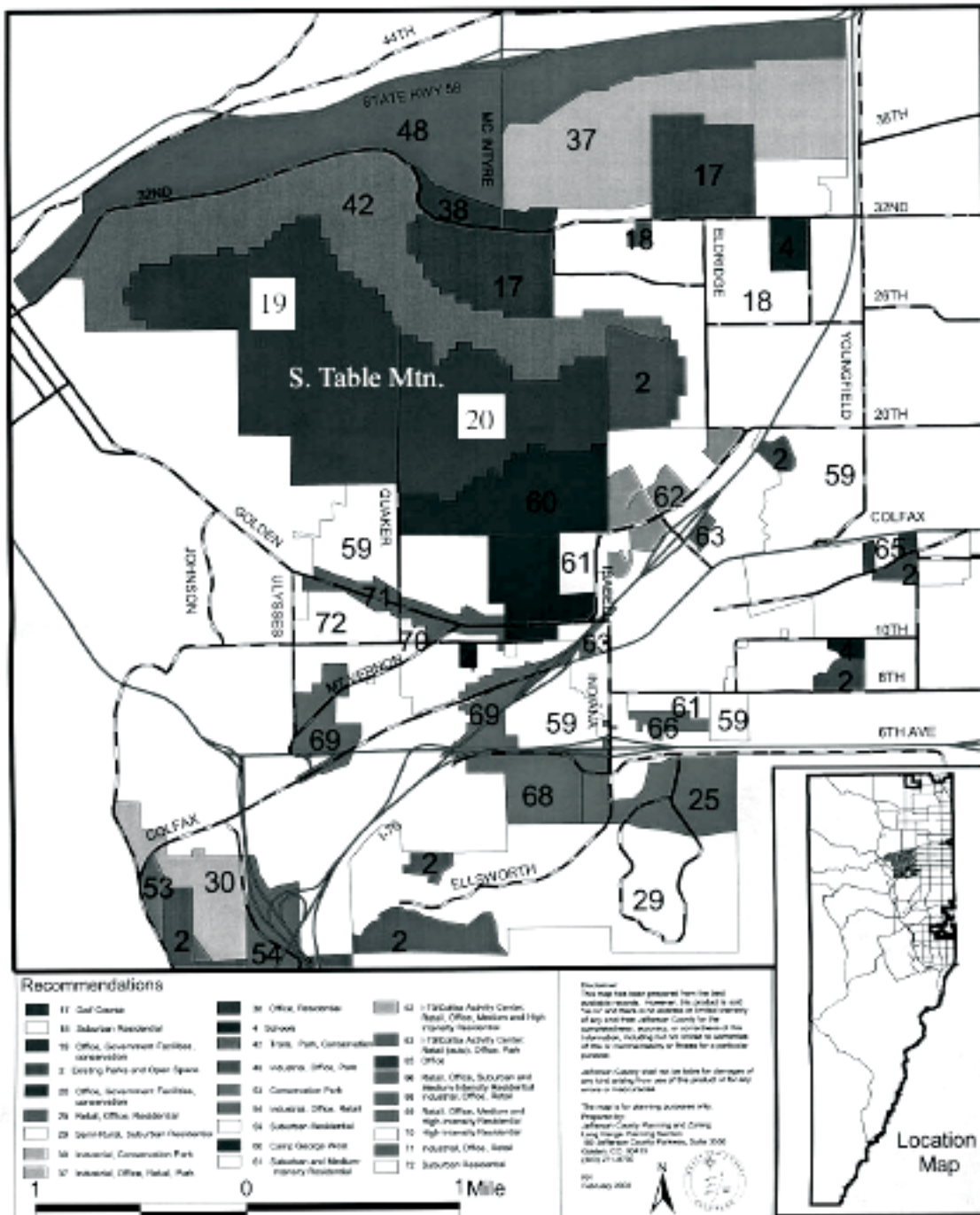
[Http://planning.jeffco.us](http://planning.jeffco.us)

By Elliot Brown



# General Land Use Plan Land Use Recommendations

adopted 1986



Jeferson County Central Plains Community Plan - 1986



## OSAC NOTES – OSAC NOTES – OSAC NOTES

**November 7, Study Session:** As part of the 1998 bond issue campaign, the OSAC authorized \$2,000,000 per year for five years in grants to assist in constructing regional sports facilities. The final grant year is 2003 and initially it was anticipated that the grant would be applied to development of the Fehringer Ranch. Since this acquisition is not yet complete and planning and park design would take a number of years after the acquisition, OSAC requested presentations by Foothills, Lakewood, Golden, and Arvada/North Jeffco as to how they could use all or part of the available grant. Foothills proposed ballfields and infrastructure at The Ridge at West Meadows; Lakewood proposed a redesign of Carmody Park that would add two soccer fields, additional parking, and paths; Golden proposed completion addition fields at the Rooney Road Soccer Complex (being constructed over the old landfill); and Arvada proposed adding four ballfields and parking at Long Lake Ranch.

**Regular Meeting:** Approved acquisition terms for the Whole Foods property (30 acres at 112<sup>th</sup> and Old Wadsworth). Westminster will then purchase the property from Open Space over the next three years using Westminster Open Space Sales Tax revenue. Approved acquisition terms for the Ternstrom property (Northwest of White Ranch and straddling Ralston Creek).

The proposals for the 2003 sports facilities grant were discussed, with decision to be made at the December meeting. OSAC was updated on the Pioneer Trail (Evergreen Lake to Bergen Park will be completed in early 2003); Bear Creek Trail (Evergreen Lake through the Highway 73/74 intersection to be completed in late 2003); and Bear Creek Trail (from the end of the existing trail to Mt Vernon creek to be completed in early 2003). OSAC also was updated on the Lariat Loop being designated as a State Scenic Byway and members were given a copy of the new byway brochure.

The Trails Task Force has approved the potential to restrict Reynolds Park trails to hikers and equestrians except for a planned connection to the Colorado Trail.

**December 5, Study Session:** OSAC was given an update on the work and progress on the joint Denver Mountain Parks/Jefferson County Open Space Recreation Management Plan. A discussion on the finished plan is included elsewhere in this PLAN Jeffco Update. The 2002 park survey results also were presented. The data show more use of the parks by women and lower percentage of bikers. Overall there are fewer user conflicts than five years ago. Proportions of users show Apex and Matthews/Winters continue to have the highest biker use, Lair o' the Bear the most picnicker use, Matthews/Winters the most runners, and Meyer Ranch the most hikers.

**Regular Meeting:** OSAC voted to distribute the 2003 Sports Facilities grant as follows:

Foothills	\$500,000 for ballfields at The Ridge as West Meadows
Arvada	\$500,000 for ballfields at Long Lake Ranch
Golden	\$1,000,000 for additional soccer fields at the Rooney Road Soccer Complex (Note: Combined with an earlier grant, this will allow Golden to construct about eight fields with natural-grass type artificial turf.)

**January 9, Study Session:** Notebooks containing information on the 2003 Joint venture and Conservation Trust Fund grants were distributed. Presentations by the requesting entities were made January 16<sup>th</sup>. Steve Snyder briefed OSAC on the history of Colorado water rights and then reviewed the water rights owned by Open Space. The value of these water rights is \$5 to 7,000,000. The rights include: Bear Creek - Lair o' the Bear, Harriman Ditch; South

Platte - Pine Valley Ranch; Turkey Creek - Bergen Ditch; Clear Creek - Welch Ditch; Van Bibber - Reno Juchem Ditch; and a well at Crown Hill feeding the Kestrel Pond.

**Regular Meeting:** A proposal for acquisition of the Krogh Ranch (600 acres at Shaffer's Crossing) was presented. OSAC voted to make individual field trips to the property. OSAC approved donation of a 320-acre conservation easement in Crawford Gulch (West of White Ranch) through the Jeffco Open Space Foundation from Mary Ramstetter. The Foundation would pay up to \$25,000 for the Mary Ramstetter's attorney fees and due diligence costs.

Park Management Plans were presented for Deer Creek Canyon, Meyer Ranch, and the Hiwan Homestead Museum.

**February 6, Study Session:** Randy Frank, Natural Resources Supervisor, made a presentation on the White Ranch Sensitive Area - 1095 acres including the Ralston Buttes. This area is one of the few drainages through the front range that has a major undisturbed area. There are ten raptor nesting locations, numerous bear sightings, numerous mountain lion sightings, and much use by other wildlife. Five prehistoric rock shelters have been located along with five other sites.

**Regular Meeting:** Motion was made and accepted to not acquire the Krogh Ranch at Shaffer's Crossing due primarily to the proximity of Staunton State Park. A list of revised acquisition priorities was received from Arvada. OSAC will field trip before ranking the priorities at the March meeting.

Park Management Plans were presented for Reynolds Park and Apex Park. Apex continues to have the highest number of user conflicts.

## *Bond Fund Acquisitions Through February 2003*

Year	Description	Acres	\$
<b>Arvada</b>			
1999/2001	Long Lake Ranch - final purchase, Zopf Vinyard	113.7	\$ 1,516,446
2000	Leyden Lake - Hayes, Pattridge	415.6	\$ 1,986,391
2000	Leyden - Pearce	66.5	\$ 1,833,251
2000/2001	Tucker Lake - Young, Wizent	8.0	\$ 729,000
2001	Hills at Standley Lake - Paglioti, Bloom	15.1	\$ 1,324,000
2001	Majestic View - Hansen	5.9	\$ 1,665,175
<b>Edgewater</b>			
2001	Heritage Community Center - Brown	0.3	\$ 230,000
<b>Golden</b>			
1999	Tony Grampsas Park - Golden Properties	62.7	\$ 2,632,000
1999	Canyon Point - Golden Properties	75.8	\$ 745
1999/2000	South Table Mtn - Evans, Bradburn	17.0	\$ 295,676
2000	North Table Mtn - Mayford Land	49.2	\$ 750,000
<b>Lakewood</b>			
2000	Fehringer Ranch - Homestead Golf course	49.1	\$ 1,192,500
2000	Whitlock - 6 properties	3.8	\$ 3,309,606
2000	Belmar Park - Young-Binaard, BMV, Havens	5.2	\$ 525,630
2000	O'Kane Park - 6 properties	11.5	\$ 1,616,245
2000	City Commons - Opus	0.5	\$ 140,699
2000	Mountair - Hannah	1.3	\$ 476,015
2000	Bear Creek - Horan McConaty	3.0	\$ 500,000
2000	Divinney/Meadowlark/Lasley - R-1 cottages	0.1	\$ 552,143
2001	White Fence Farm - Wilson	13.9	\$ 800,000

Westminster			
1999	Standley Lake	58.0	\$ 990,000
2000	Westminster - City Park/Hawn Hewit	23.4	\$ 5,100,000
2000	Standley Lake - recreational easement	1,491.2	\$ 915,000
2001	Cooper Investments	20.9	\$ 199,800
2002	Whole Foods (to be repaid by Westminster)	30.0	\$ 3,000,000
Wheat Ridge			
2000	Silva	2.2	\$ 310,000
2000	Einarson	8.3	\$ 936,750
2000	Davis	5.2	\$ 444,361
2000	Greenbelt - Coors Brewing	195.9	\$ 1,047,788
2002	Zarlengo - 41st & Kipling	5.4	\$ 468,000
Foothills			
1999	Skyline Development/sledding hill	39.6	\$ 1,000,000
2000	Deer Creek Resid - pool site at Kipling and C-470	7.7	\$ 708,939
2001	Grant Water rights		\$ 415,380
2001	Casey	11.8	\$ 759,000
2003	R-1 surplus school sites	28.8	\$ 1,150,000
North Jeffco			
2002	Christ Community Church - 82nd and Simms	10.0	\$ 1,792,950
North Backdrop			
1999	North Table/Argentine Mine	906.7	\$ 9,066,810
1999	Coal Creek - Stevens	83.5	\$ 626,000
1999	Ralston Development/Lacy	1,927.0	\$ 13,500,000
2000	North Table - Frisco	13.9	\$ 73,440
2000	Ramstetter	141.2	\$ 635,404
2001	North Table - Golden Properties donation	1.1	\$ -
Central Backdrop			
1999	South Table/Camp George West - State of Colo	298.2	\$ 958,000
1999	South Table/ NREL - DOE	187.5	
1999	South Table/Golden Properties Easement	214.5	\$ 2,842
2002	South table - Chippewa	25.0	\$ 900,000
South Backdrop			
1999	Mt Glennon - Ellis	3.7	\$ 39,900
1999	South Valley - general fund repayment		\$ 4,000,000
2000	Mt Falcon - Zendig	117.3	\$ 262,175
2001	Stockwell/Hildebrand	1,450.0	\$ 7,350,175
2001	Stockwell/Heldebrand - State Land Board Lease		\$ 250,000
2001	Deer Creek - Merion Oil	1.0	\$ 7,248
North Mountains			
1999/2000	Centennial Cone - Goltra, Hayes-Angell, McCoy	3,368.6	\$ 21,525,500
2002	Ralston Creek -Weidner - purchase and easement	885.3	\$ 2,800,366
Central Mountains			
1999	Bear Creek Development - Clear Creek option 3-6	1,459.4	\$ 5,675,992
2001	Clear Creek - City of Central	32.3	\$ 131,250
South Mountains			
1999/2001	Flying J / Schoonhoven parcel 3, 4, 5	200.0	\$ 1,558,070
2000	Flying J / Schoonhoven donation through JOSF	42.0	\$ 1,915
2000/2001	Beaver Ranch options and purchase	445.3	\$ 1,355,000
2001	Meyer Ranch - Conservation easement	53.5	\$ 193,550
2002	Meyer Ranch - LeGault summit	127.9	\$ 952,199
2002	Alderfer - Blair Ranch	323.0	\$ 4,750,000
	Total	15,164.5	\$ 117,929,326

### Bond Funds were not used on the following acquisition:

2001	Reynolds - Open Lands	240.5	\$ 948,090
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# 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.

**Our membership rate is:**

**\$25 per year**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

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Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Make checks payable to PLAN Jeffco and send to:

PLAN Jeffco  
26553 Columbine Glen Avenue  
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

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Henry David Thoreau, famed for his accounting of life at Walden Pond, in New England, from July 4, 1845 until September 6, 1847. From the chapter named Spring:

“The first sparrow of spring! The year beginning with younger hope than ever! The faint silvery warblings heard over the partially bare and moist fields from the blue-bird, the song sparrow, and the red-wing, as if the last flakes of winter tinkled as they fell! What at such a time are histories, chronologies, traditions and all written revelations? The brooks sing carols and glees to the spring. The marsh hawk sailing low over the meadow is already seeking the first slimy life that awakes. The sinking sound of the melting snow is heard in all dells, and the ice dissolves space in the ponds. The grass flames up on the hillsides like a spring fire,--“et primitus oritur herba imbribus primoribus evocata,” as if the earth sent forth an

inward heat to greet the returning sun; not yellow but green is the color of the flame:-the symbol of perpetual youth, the grass-blade, like a long green ribbon, streams from the sod into the summer, checked indeed by the frost, but anon pushing on again, lifting its spear of last year’s hay with the fresh life below. It grows as steadily as the rill oozes out of the ground. It is almost identical with that, for in the growing days of June, when the rills are dry, the grass blades are their channels, and from year to year the herds drink at this perennial green stream, and the mower draws from it betimes their winter supply. So our human life but dies down to its root, and still puts forth its green blade to eternity.”



**PLAN Jeffco**

26553 Columbine Glen  
Golden, CO 80401

**RETURN SERVICE REQUESTED**

Email: [jk1itz7@ix.netcom.com](mailto:jk1itz7@ix.netcom.com)  
check our website:  
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Jefferson County Citizens for  
Planned Growth with Open Space

PLAN JEFFCO NEWSLETTER