



# Parks & Open Space

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## PARKS & OPEN SPACE ADVISORY COMMITTEE MEETING

Time/Date of Meeting: 6:30 p.m., Thursday, May 22, 2025

**TO:** Parks & Open Space Advisory Committee  
**FROM:** Tina Burghardt, Land Officer Supervisor  
**AGENDA ITEM:** Rangeview Property Acquisition  
**ACTION REQUESTED:** Recommendation to the BOCC

For much longer than Parks & Open Space's history of stewarding open space, the land in this community has been important to American Indian, urban native, Indigenous, and other cultural communities that continue to live here. We are making meaningful changes to how we do our work that include them, incorporate their perspectives, and honor their land stewardship legacy. Parks & Open Space operates within modern legal constructs of land ownership to steward Boulder County open space and accomplish these efforts on behalf of our community.

### Summary

Boulder County proposes to acquire fee title to 20 acres owned by Tennis Center of the Rockies, LLC, with any associated water rights, for \$1,800,000. The property has an address of 5701 North 79<sup>th</sup> Street, Longmont CO and is located near the intersection of Lookout Road and North 79<sup>th</sup> Street. Staff supports this acquisition.

### Background Information

The Rangeview property is an approximately 20-acre parcel just north of Lookout Road on North 79<sup>th</sup> Street. The property is vacant and mostly grassy with a few trees on the southern boundary. The east and west boundaries of the property are adjacent to land owned by the City of Boulder and managed by its Open Space and Mountain Parks department.

### Deal Description

#### Acquisition Summary

\$1,800,000	Land Price (includes mineral rights)
\$0	Water Price
\$1,800,000	Total Price (Fund Source: Open Space Sales and Use Taxes)
\$0	Donation Value
\$1,800,000	Total Value

Boulder County will acquire these interests:

- 19.73 Acres (Fee)
- 1 Building Right
- All Mineral Rights

The property is not subject to an oil and gas lease.

### **Boulder County Comprehensive Plan Designations**

The Boulder County Comprehensive Plan (Comp Plan) provides information about the area's agricultural, cultural, environmental, and other open space resources (including passive recreation, community buffers, and scenic viewsheds). Maps in the Comp Plan indicate the following designations of these resources near the property: White Rocks/Gunbarrel Hill Environmental Conservation Area, Critical Wildlife Habitat, Significant Agricultural Land of Local Importance, View Protection Corridor; the property scored a 2.06 on a scale of 0 to 5 with 5 being the highest score possible.

### **Potential Uses**

Like all properties acquired for open space, the property will be managed for open space use. The property is currently used for passive recreation.

The property will be open to public use, unless Parks & Open Space later determines whether other closures or other open space uses are appropriate. The process to determine specific future open space uses (including public access via trails or other passive recreation versus closures that protect a property's open space resources) is an involved planning process that can only be done after acquisition. Parks & Open Space staff need ample time after acquisition to evaluate the property, and no evaluations about other potential future uses have been made at this time.

### **Staff Recommendation**

Staff recommends approval. The Rangeview property provides a critical connection between two large open space complexes that are a result of years of acquisitions by our municipal partner. This acquisition will maintain the unobstructed views the Rangeview property offers for travelers along North 79<sup>th</sup> Street and will further preserve the rural area between Gunbarrel and Niwot.

### **POSAC Action Requested**

Recommendation to the Boulder County Commissioners for approval of the project as described above and as described by staff at the POSAC meeting.

Suggested motion language: I move approval of the project as described above and as further described by staff in their presentation.

(see next pages for maps)

## Vicinity Map

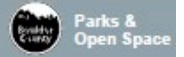
### Rangeview Parcel - Vicinity Map





## Close-Up Map

### Rangeview Parcel - Focus Map



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Data: USGS National Wetland Inventory (2016) (Scale: 1:50,000)