



Parks & Open Space

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PARKS & OPEN SPACE ADVISORY COMMITTEE MEETING

Time/Date of Meeting: 6:30 p.m., Thursday, July 24, 2025

TO: Parks & Open Space Advisory Committee
FROM: Melissa Arnold, Land Officer
AGENDA ITEM: Gateway Property Acquisition
ACTION REQUESTED: Recommendation to the BOCC

Real Estate Land Commitment: 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 72.2 acres owned by Northwest Corridor Holdings, LLC and 69.99 shares of the Goodhue Ditch and Reservoir Company for \$2,700,000. The property has an address of 1716 S 96th Street and is located at the intersection of S 96th Street and Dillon Road. Staff supports this acquisition.

Background Information

The 72.2-acre Gateway property is primarily agricultural land used for cattle grazing and is irrigated with 69.99 shares of the Goodhue Ditch and Reservoir Company. The property is bisected by Burlington Northern Railroad and is bordered the City of Louisville to the north, jointly owned open space to the east and west, and a conservation easement property to the south. The Property has two unused development rights. A former residence and outbuildings have been demolished, and all that remains today are two agricultural outbuildings totaling 2,222 square feet.

The County of Boulder, City of Louisville, City of Lafayette, and City and County of Broomfield are partners to the Southwest County Intergovernmental Agreement (IGA), which identifies the property as being within a Rural Preservation Area. The property's value as a community buffer, along with its agricultural and other open space attributes, have always made it a high priority acquisition for open space. The IGA states that any of the partners may purchase the property as open space, and non-purchasing partners will receive an undivided interest in a conservation easement over the property.

Deal Description

The landowner would like to sell the property and associated water rights to the county. The mineral interest is being researched, and the county will purchase any minerals that are available. The property does not contain any oil and gas wells.

Acquisition Summary

\$2,630,000	Land Price
<u>\$ 70,000</u>	Water Price
\$2,700,000	Total Price and Value (Fund Source: Open Space Sales and Use Taxes)

Boulder County will acquire these interests:

- 72.2 Acres (Fee) [\$36,356/acre]
- 2 Building Rights [\$1,315,000/right]
- 2 Structures - agricultural outbuildings [no contributory value]
- 69.99 Shares of Water Rights in Goodhue Ditch and Reservoir Company [\$1,000/share]

After closing, the other IGA partners will each receive a partial interest in a conservation easement, and the county will own and manage the property. The City of Louisville and possibly the City and County of Broomfield intend to contribute towards the cost of the property post-closing, with amounts to be determined by future direction from their city councils.

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 property is identified as having Significant Agricultural Lands of National Importance.

Potential Uses

Like all properties acquired for open space, the property will be managed for an open space use. The property is currently used for cattle grazing. The property will be closed to public use due to agricultural lease, unless Parks & Open Space later determines other closures or other open space uses are appropriate.

Parks & Open Space will determine whether current uses of the property will continue or whether other open space uses of the property may be suitable. 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

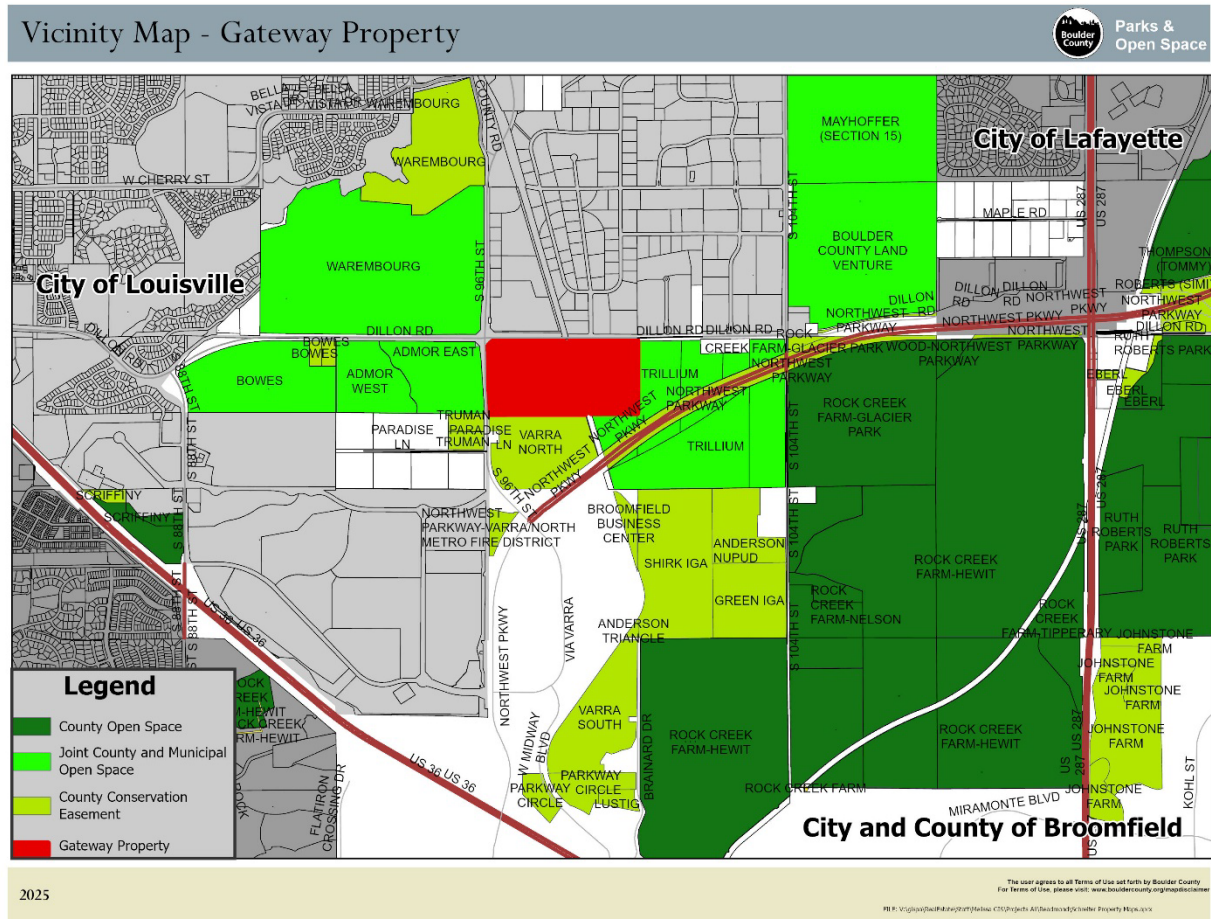
Staff recommends approval. The Gateway property has been a priority acquisition for many years, and its protection as open space will complete the community buffer around the southern boundary of the City of Louisville, ensuring development remains within the city.

POSAC Action Requested

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

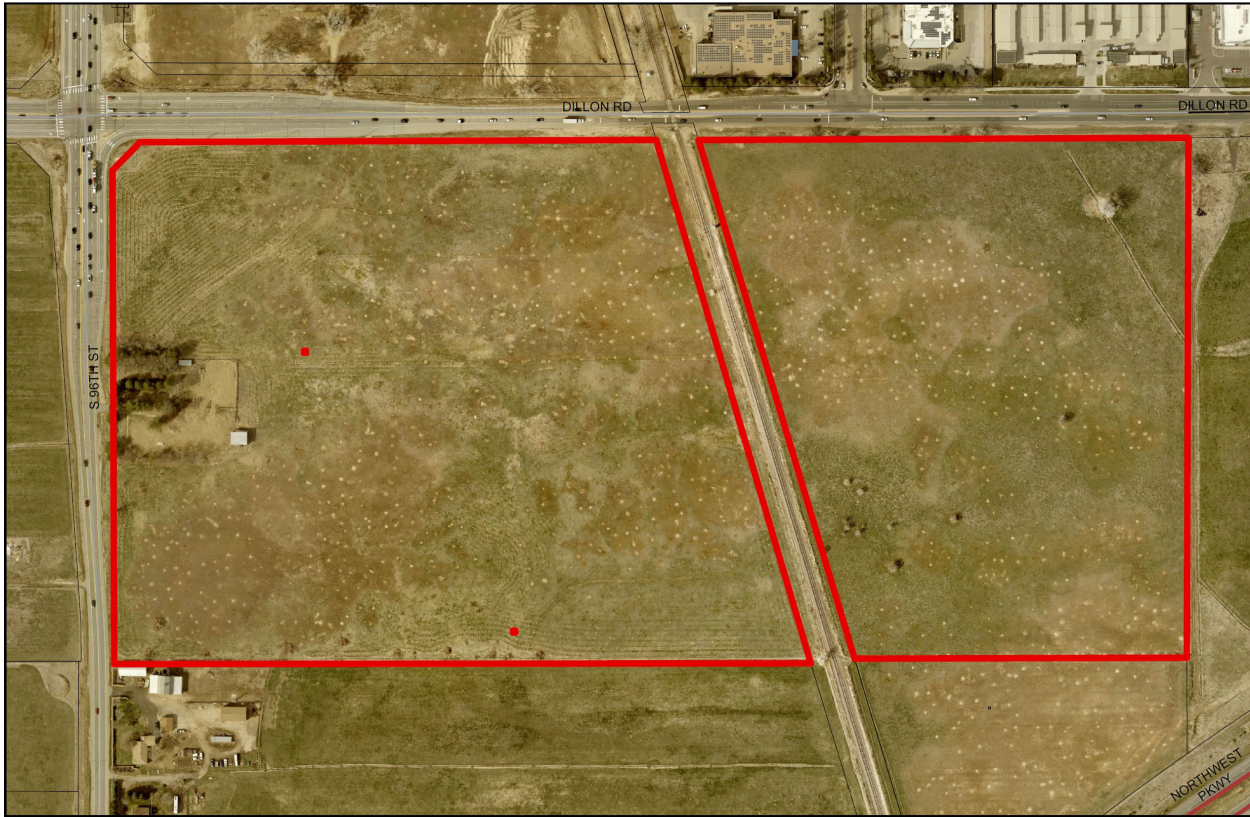
Suggested motion language: I move approval of the project as described above and as further described by staff in their presentation.

Vicinity Map



Close-Up Map

Gateway Property Map



2025

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