Boulder Valley Farm Open Space Acquisition

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Boulder City Council
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Overview

Boulder Valley Farm Property - N. 95th Street

~615 acres consisting of:
- Nationally-important agricultural land
- Eight ponds
- Almost 1 1/2-mile stretch of Boulder Creek (both banks); about 1 1/4-miles of Leggett Ditch Corridor; and over 1/2-mile of the Lower Boulder Ditch Corridor
- Residential and agricultural infrastructure

$9,500,000 purchase price includes:
- ~615 acres including 4 residences and tenant apartment
- Significant water rights
- Remaining appurtenant mineral rights
- Agricultural outbuildings and irrigation and cattle-handling infrastructure
Overview

- Remaining portion of the historic Boulder Valley Farm property
- Borders the city’s Culver and Dexter and the county’s Alexander Dawson Open Space properties, as well as the Sudan and Goose Haven Conservation Easements
- Bisected by Boulder Creek and the potential UP/RTD (Valmont to Erie) regional trail
Charter Purposes: Water Resources & Floodplains

Preservation of water resources in their natural or traditional state, scenic areas or vistas, wildlife habitats, or fragile ecosystems; utilization of land to prevent encroachment on floodplains
Charter Purposes: Habitats & Ecosystems

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Charter Purposes: Scenic Areas & Vistas

Preservation of water resources in their natural or traditional state, scenic areas or vistas, wildlife habitats, or fragile ecosystems
Charter Purposes: Natural Areas

Preservation or restoration of natural areas characterized by or including terrain, geologic formations, flora, or fauna that are unusual, spectacular, historically important, scientifically valuable, or unique or that represent outstanding or rare examples of native species.
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Charter Purposes: Agriculture

Preservation of agricultural uses and land suitable for agricultural production
Charter Purposes: Quality of Life

Preservation of land for its aesthetic value and its contribution to the quality of life of the community
Charter Purposes: Passive Recreation

Preservation of land for passive recreational use, such as hiking, photography or nature studies, and, if specifically designated, bicycling, horseback riding, or fishing.
Charter Purposes: Shaping Development

Utilization of non-urban land for spatial definition of urban areas; disciplining growth
Benefits of Fee Acquisition

- Protect the entire property consistently, including the portions currently unencumbered by any conservation agreements.
- Prevent conversion of important productive agricultural land.
- Responsible management of water rights and avoids potential dry-up of irrigated agricultural land.
- Direct and sustainable management control of agricultural operation and ecological resources.
- Opportunity for managed public access.
- Preserve the property’s cultural and historic features.
Property Integration

Immediate considerations:

- Agricultural and residential leasing
- Assessments related to implementation of applicable goals outlined in the final agricultural plan
- Assess opportunities for public access and passive recreation
- Facilities assessment and stabilization
- Cultural and historical resources studies
Questions?

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