

## **Floyd Hill Master Plan**

### **Design Charrettes 8/18-8/19**

#### **Floyd Hill Comment Cards:**

Sandra Sajbel

- Priority: emergency access; don't build past ability to protect it
- Commercialism: undesirable unless it serves a majority of population and is eco-friendly and blends in – still only minimal is best if any
- Open Space: maximize it!
- Concept 3: love the idea of an educational use of land, with outdoor campus and conservation as focus
- Water: key concern – if we run out it's a bust
- Transit: we need the light rail – no question – so let's assume it's going to be eco-friendly mass transit
- Underpass from US 40: love it
- What if we did nothing?
- Market study: can you please evaluate water / sewage (don't have) and light rail (don't have)
- Civic uses that could be desirable to me (and I would hope many) could be recreation center with pool and programs for all ages
- Everyone I know on Floyd Hill would use a recreation center here multiple times a year

Ron Carter

- The less development the better – open space we have now is ideal
- Serious concerns with any plan that uses phrases such as “mixed use” or “general use” or “commercial use” – interpreted to include almost anything down the road
- Totally opposed to any large residential development; i.e. condos, apartment complexes, etc.
- Totally opposed to any development that relies on future use of wells or ground water reserve
- Providing for transit needs is a good idea if done reasonably
- Secondary access (egress) road essential even without further development
- It's okay for entrance to the County to be rural mountain open space and not commercial

Phil K...nlger

- Concept 1 appeals to me. However I would like to see a plan that accommodates hospital / health facilities

Ron Klusman

- Need County annex / some housing and commercial uses
- Extensive development will require water first

Concept 1 Comments

- As little commercial and residential development as possible – put all of the development on the north side of I70
- This concept in a phased approach is the best concept
- Too much congestion at junction of Hyland / Beaver Brook and Road across I70

- Totally unacceptable and will fight this tooth and nail, will move if this is approved
- Please have as little commercial and residential as possible – want mostly open space and move all commercial to north side of Hwy 40
- Minimize traffic

#### Concept 2 Comment

- Too much development in this concept
- Similar to Concept 1 but with more residential
- Only open space is next to highway
- No preservation of land
- If residential was limited to 6 homes, would provide the most acceptable development of that parcel if could not be kept as open space
- Motorized vehicles and hiker / walker non compatible – move motorized

#### Concept 3 and 4 Comments

- Only concepts that are acceptable
- We do not need more commercial development – it would undermine our dying towns
- There is ample commercial at El Rancho
- Maximize open space – make open space park at Beaver Brook watershed is ideal for research, biology labs, campus
- Use light rail / high speed rail on I70
- Tax assessment should be county wide – Idaho Springs would be impacted equally with development because stores die
- Open space should purchase properties at Floyd Hill, make open space, parks, running paths
- Residential should be 1 home per 5 acres
- Open space park – purchased by County
- Active recreation to draw people to come use the space
- Restaurant / café for recreation users
- County store is a good idea
- Doubt viability of campus concept
- Turn 13.1 acres into open space!
- Turn all mixed use into open space
- Less residential
- All development north of I70

#### Questions

- Will the data demonstrate a market analysis without water?
- Will the market analysis explore commercial possibility with regard to neighboring competition?
- Will you have \$\$ figures for the cost to bring water to the area that will support the projected possible development?
- Cost of interchange?