



Broomfield Open Space, Parks, Recreation and Trails Master Plan Appendix A

Derivation of Supporting Statistical Data

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This statistical appendix summarizes the derivation of key data supporting the OSPRT Plan. Comparisons are also made with similar reference data supporting the 1995 Master Plan. All percentages are rounded to the nearest whole number.

THE 2004 PLANNING AREA

In order to calculate an overall open lands acreage goal and to assess the potential demand for parkland and trails as Broomfield grows, a planning area boundary has been defined for both the OSPRT Plan and for the update to the 1995 Master Plan, presently in progress. The 2004 planning area, shown as

outlined in red in Figure A-1 below, encompasses:

The City and County of Broomfield Limits, shown in purple:	21,468.756 AC
Lands covered under the Broomfield/Boulder County IGA, shown in tan:	2,397.000 AC
Additional lands not covered above:	25.900 AC
Total 2004 Planning Area:	23,917.349 AC

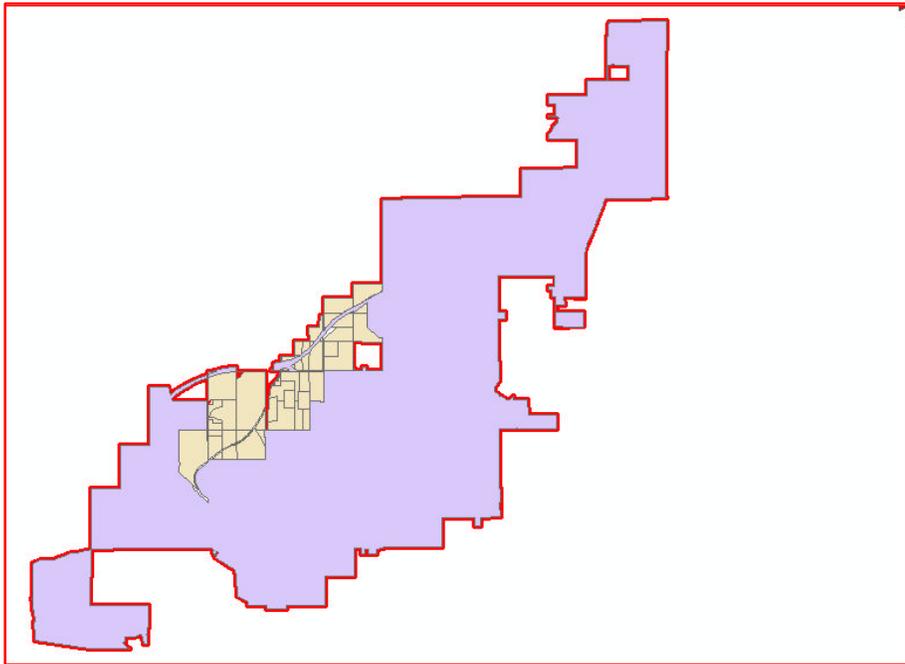


Figure A-1: 2004 Planning Area, City and County of Broomfield

This planning area differs from the area used in the original 1995 Master Plan. That planning area, shown in green in Figure A-2, encompassed 26,426 AC. The current City and County boundaries are shown in purple. Key differences between the 1995 planning area and 2004 planning area are as follows:

- ▶ 1995 planning area did not include lands to the north which have subsequently become a part of the City and County through annexation (area starred red) ★
- ▶ Areas to the northwest, east and south of current City and County

and Jefferson County (areas starred yellow) ★

DEFINING THE 2004 OPEN LANDS GOAL

The OSPRT Plan sought to define an overall open lands goal that could be consistent with the 1995 Master Plan, which had been overwhelmingly endorsed by the community. The goal stated in the 1995 Master Plan was:

- ▶ 44% of the planning area, or 11,485 AC
- ▶ (26,426 AC * .44 = 11,485)

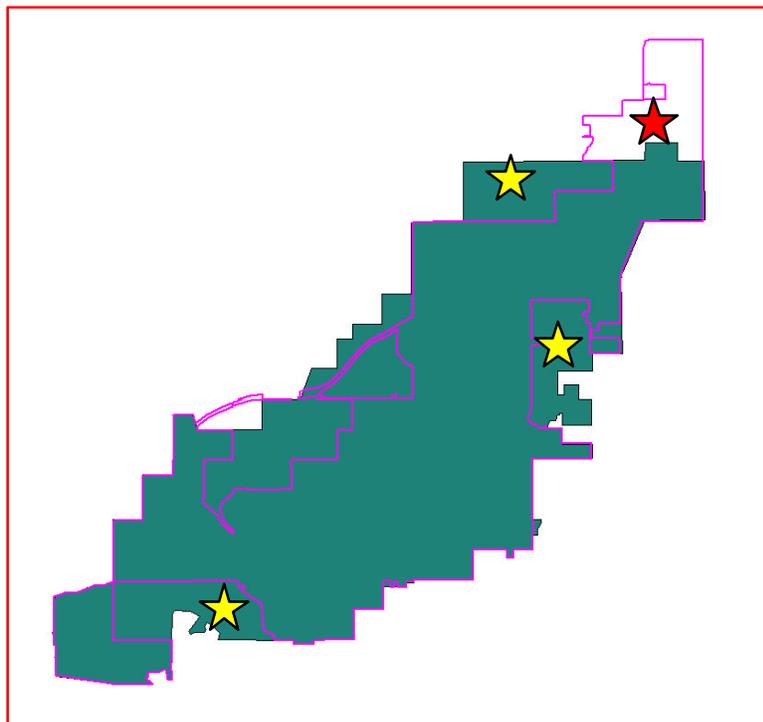


Figure A-2: 1995 Planning Area, City and County of Broomfield

boundaries, which have since been incorporated into Erie, Westminster,

The physical areas corresponding to this open lands goal that were shown in the

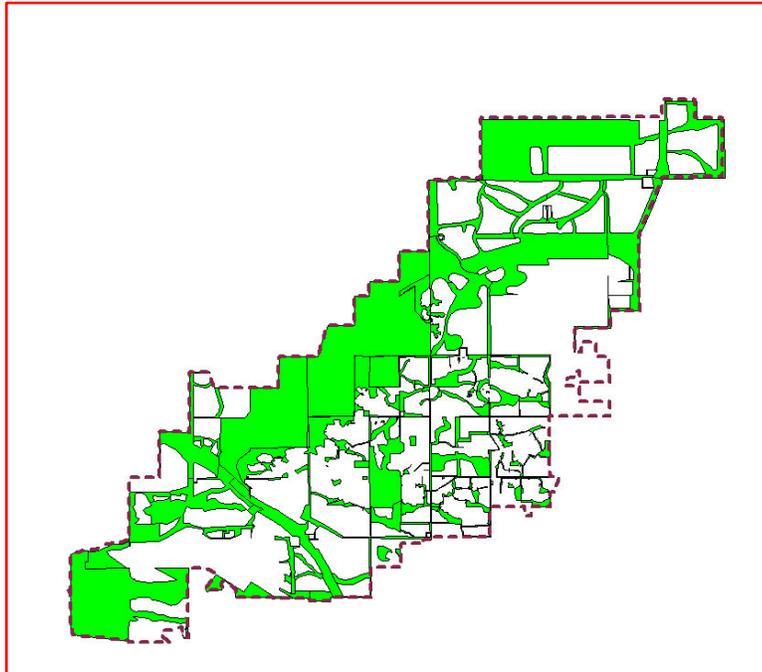


Figure A-3: 44% Open Lands as shown in 1995 Master Plan

1995 Master Plan, are indicated in green in Figure A-3 below:

To update the goal for 2004, however, two issues had to be addressed:

- ▶ The 1995 planning area boundary included lands now part of other communities, and did not include lands that had been annexed when Broomfield became a county.
- ▶ Using the 2004 planning area as the basis for open lands calculations would provide a more appropriate metric.

- ▶ The open lands area shown in green also included major roadway areas for US 36 and the Northwest Parkway. Figure A-4 below shows where this occurred. Of the 11,485 AC shown as open lands, 964 acres were attributable to the Northwest Parkway or US 36.

Conceptually, it was agreed that these roadways should not be counted as open lands. When subtracted, the total open lands acreage shown in the 1995 Master Plan is 10,521 AC or 40 % of the planning area.

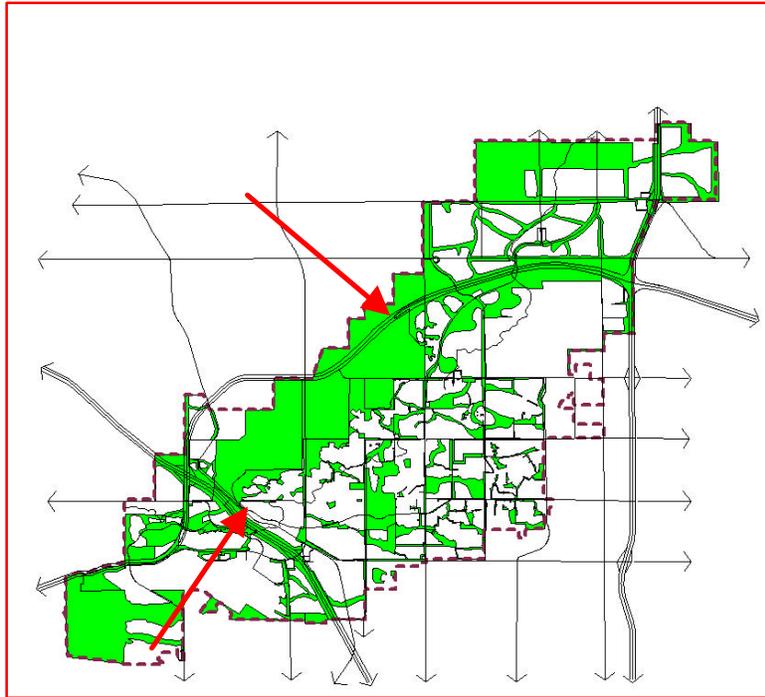


Figure A-4: 44% Open Lands as shown in 1995 Master Plan, with US 36 and Northwest Parkway Counted

Applying the 40% ratio to Broomfield's 2004 planning area thus yields an open lands goal of 9,567 acres:

- ▶ 2004 Planning Area: 23,917 AC
- ▶ $x .4 = 9,567$ AC

This goal represents an increase in projected open lands, over the areas presently shown on the composite of Broomfield's current sub-area master plans, plus the lands covered by the IGA between Broomfield and Boulder County:

- ▶ Lands shown on composite of all sub-area plans: 5,862 AC
- ▶ IGA between Broomfield/Boulder County: 2,397 AC

Total 8,259 AC

POPULATION ESTIMATES FOR COMPUTATION OF SERVICE STANDARDS AND YIELDS FROM PUBLIC LAND DEDICATION

Population estimates were obtained in April 2003 from Broomfield's Planning Department. Relevant figures are summarized below:

- ▶ Estimated population as of April 2003: 43,120 persons
- ▶ Estimated population from approved Preble Creek PUD dated Jan. 28, 2003:
18,912
- ▶ Other estimated future subdivision contributions to population:
13,636

Total Estimated Population at Buildout:
75,668 persons

In estimating yield from revised public land dedication requirements discussed in Chapters 10 and 11, the new proposed requirements are only applied to the other estimated future subdivision contributions to population. This is because Preble Creek's approved PUD has already designated the open lands that are expected to be dedicated.