

## PRESERVATION of MT SANITAS / DAKOTA RIDGE OPEN SPACE

### Informational Overview

- In 1970, Boulder City Council voted to secure and protect Dakota Ridge from Mapleton to Linden Avenues as part of the “green belt” around the city.
- All subsequent Boulder Valley Comprehensive Plans designate 4+ acres at northwest corner of the 311 Mapleton property as Open Space-Other (OS-O) as part of this original designation.
- Former 15 + acre hospital site purchased in January 2014 by a group of private developers who plan to create a large scale, for-profit, congregate care facility on the site.
- City's Planning Staff recommends avoiding development on this OS-O parcel due to steep slope in their May, 2017 response to the developers.
- Impacts of this proposed development include:
  - Restriction on historic pedestrian and vehicular access to trailhead
  - Privatization of Maxwell Avenue west of 4th Street
  - Elimination of existing Dakota Ridge trailhead public parking lot
  - New construction on steep slopes of OS-O site
  - Loss of any potential use of historic Maxwell Building for public use
  - Re-zoning of @1 acre on 4th St. from “RL-1” low residential to “P” permitting large-scale, less restricted development
- Late 2017 Boulder City Planning Staff asserts the historic Dakota Ridge OS-O designation is in error and recommends that the 4+acre parcel be incorporated into the proposed commercial development. They send a letter of notification to the County.
- December of 2017, Boulder County Land Use department issues a letter of response to City Staff stating that “ county staff does not conclude that the OS-O Land Use designation is clearly a mapping error”.
- During 2017, citizen researchers provide four research reports to Boulder City Staff and Open Space Board documenting the 50-year history of the Dakota Ridge open space mapping validity in the Boulder Valley Comprehensive Plan (BVCP) beginning with the 1977 BVCP map.
- Decisions on continuing this OS-O designation and open space value of 4-acre parcel go before Open Space Board of Trustees on 2/14/18 and Planning Board on 3/1/18.
- Citizens’ initiative launched to protect parcel and maintain OS-O designation to safeguard parcel for future public use.
- **Let your voice be heard!**