

Village at Coal Creek Summary from 29 March 2025 Stie Walk:

Attendees: Council member Baer, Council member O'Conner, OSTAB: Ken Martin, Chair, Christine Felz, Vice Chair, Phil Brink, David Tazik, Timothy Payne, Council member Mortellaro, and resident Cliff Zwart.

This a beautiful spot between the Dog park on CR1 ½ and the Coal Creek Park:

This is a great open-space property!



What are the challenges with it being a great open space property and an affordable housing property?

Current assumptions:

The buildable space is on the north and west of the property. The south area is low lying, and I believe they mentioned in the flood plane, the east area is up on a ridge and is not large enough to build much housing, although the single residence is up on this ridge.

Pros:

- Close proximity to Coal Creek Park and downtown.

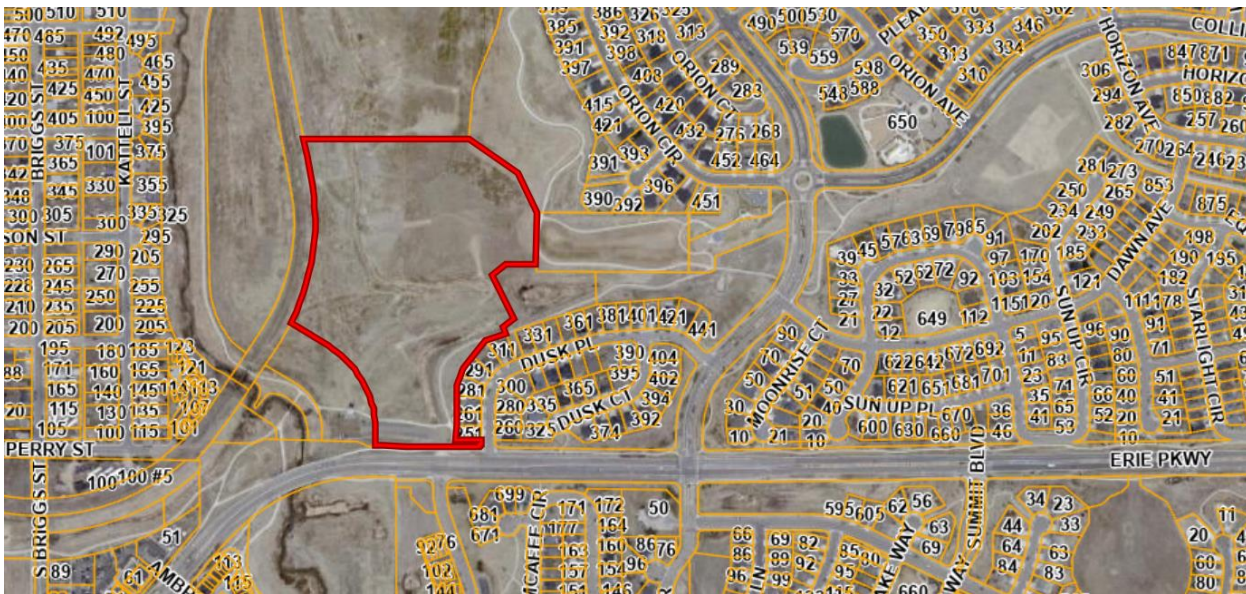
Cons:

- Not on a bus line
- The entrance and exit would be at the north end onto CR1 ½. A road with 2 bridges to get into town. There is no good route to go east, north or west.

- Putting housing in this space will carve up the space and make it much less attractive for wildlife to live and hunt. It also reduces its value as an open space.
- The dirt trail on the east of the property has amazing views today, but if there is multi-story housing built, the folks on the trail will see rooftops instead of mountain tops
- Pond and ditches throughout the property; this is great for open space and wildlife but not so good for residents' safety.
- With medium to high density on this property, it may no longer be considered a property that OSTAB would have recommended to use open space funding to purchase.

Alternate ideas:

I believe Council member O'Connor suggested looking at the property adjacent to the page property that is owned by Erie and has the frisbee golf on it today. Parcel: 146718413008



Pros:

- On the planned bus line
- Close to downtown, the rec center and town center
- Does not disturb views and wildlife habitat to a level that it would at the page property
- On a major arterial road
- Erie owns this 22-acre property and the 30 acres north of this property

Cons:

- Currently is an Erie open space property with frisbee golf
- I don't know if this property has other cons, but from what I observed, it is a far better option for medium to high density than the Page property.

Other options:

During the site walk, Council Member Baer mentioned that the downtown businesses she spoke with want affordable housing in the 60-80% AMI range to allow their employees to have the opportunity. This probably means higher densities will be required to support that AMI range. In my opinion, that would need to be looked at for the I25 gateway, to allow for better traffic mitigation. Possible a Willoughby Corner type development. [Willoughby Corner - Boulder County](#)

Since Willoughby Corners is 400 units, the \$11M from Lafayette is \$28K/ unit vs \$91K/ unit from Erie for Cheesman. Grant money not included in calculation.

I appreciate OSTAB organizing the site walk. I heard that Luke didn't find out about it until the day before. Ken mentioned that he thought he sent an email to everyone, but neither Luke nor I received the email. I reached out to Ken since it was mentioned in our March OSTAB meeting about the site walk the weekend of Mar 29th but the time and date were not discussed.

