Politics and Land Use: 30 Years on the Northwest Parkway

Colorado American Planning Association

2015 State Conference
Politics and Land Use: 30 Years on the Northwest Parkway

Presenters:
- Kirk Oglesby, Broomfield - Code Compliance Manager (former Broomfield Planning Director)
- Graham Billingsley, Orion Planning Group - Principal (former Boulder County Planning Director)
Planning Begins for the Parkway
The Northwest Parkway had other earlier names:

- Interstate 470
- W-470
- Airport Access
- Northwest Parkway was to stand for open space and land use controls - not sprawl
Rocky Mountain High
1972

Rocky Mountain High
Paradise
Davy Farrow
Mother Nature's Son
For Baby (For Bobbie)
Prisoners
Goodbye Again
Season Suite
Summer
Fall
Winter
Late Winter, Early Spring
Spring
Politics and Land Use: 30 Years on the Northwest Parkway

Governor Lamm kills I-470 for good. By declining Federal funds he drove the “silver stake” through the heart of the beltway so it would never rise again.
Southwest Jefferson County boomed dramatically. They even got the Southwest Plaza regional mall that Denver tried to annex (see Poundstone amendment).

THANK YOU,
Freda Poundstone
Politics and Land Use: 1985

DTC + George Wallace = E-470

E-470 was the first toll road planned for the beltway. Visionary planner George Wallace met with Adams County officials and hired Bob Felsberg for a plan.
Politics and Land Use: 1986

Coors and Jefferson County

If Golden will annex and zone Coors' land, Coors will dedicate and build the bypass north of US 6.
In 1986 the City of Golden was a big beltway fan – they needed a “Washington Street bypass”

Funding of a Golden bypass was already programmed by CDOH from I-70 northward to US 6 at Clear Creek canyon as an extension of recently completed C-470.
What was the “south corridor” anyway?

Votes at the DRCOG W-470 Task Force meeting on June 11, 1986.
Boulder County Cities Grow
1990
Open Space grows too
1985
2000
2004
10 Jurisdictions & Politics

Adams County

Boulder County

Jefferson County

Broomfield

Boulder

Arvada

Golden

Lafayette

Louisville

Westminster
Let’s take a moment to get up to date after the W-470 Task Force’s South Corridor vote . . .

1986 - DRCOG puts W-470 on regional plan
1987 - W-470 Highway Authority formed
1988 - ROW purchased in Adams Co portion
1989 - W-470 financing vote fails by 5-1 margin, Authority later disbanded
MTDC and Airport Access - How cities got “hornswoggled”!

- Metropolitan Transportation Development Commission ’90 & ’91
- Proposed funding plan for roads
- Counties were the “gatekeepers” for the pork barrel list to be submitted to the legislature
1991 IGA Land Use Restrictions
The wonderful 1991 IGA expired in 1995 since there was no MTDC plan – what happened?

- Broomfield annexed a lot of area that Louisville wanted
- Boulder County had purchased a lot of open space and was able to block the Parkway alignment
- We had to do another IGA
1997 Open Space IGA
Archdiocese 1997 IGA Land Use
How can Broomfield fund the parkway? - how about TIP $$ from DRCOG?

- 1996 Broomfield submits request for TIP money for a feasibility study.
- 1997 DRCOG approves request with condition that everyone agrees.
- Broomfield orchestrates withdrawal of report with help from Chairwoman.
GOING OUR OWN WAY

- Need to secure an alignment to get the road financed.
- This is our plan: Form a non-profit corporation with Interlocken and then condemn Boulder County open space and put in the beltway.
- “Dominant Eminent Domain”
1999 Northwest Parkway IGA

Open Space corridor

No sprawl

$20M for open space from road funds
Northwest Parkway
Land Use Restrictions
1999 IGA
Dillon Road & US 287 Before
Dillon Road & US 287 After
E-470 Connection Completed
I-25 Interchange Completed
Politics and Land Use: 30 Years on the Northwest Parkway

Presenters:
Kirk Oglesby, Broomfield - Code Compliance Manager (former Broomfield Planning Director)
Graham Billingsley, Orion Planning Group - Principal (former Boulder County Planning Director)

QUESTIONS?