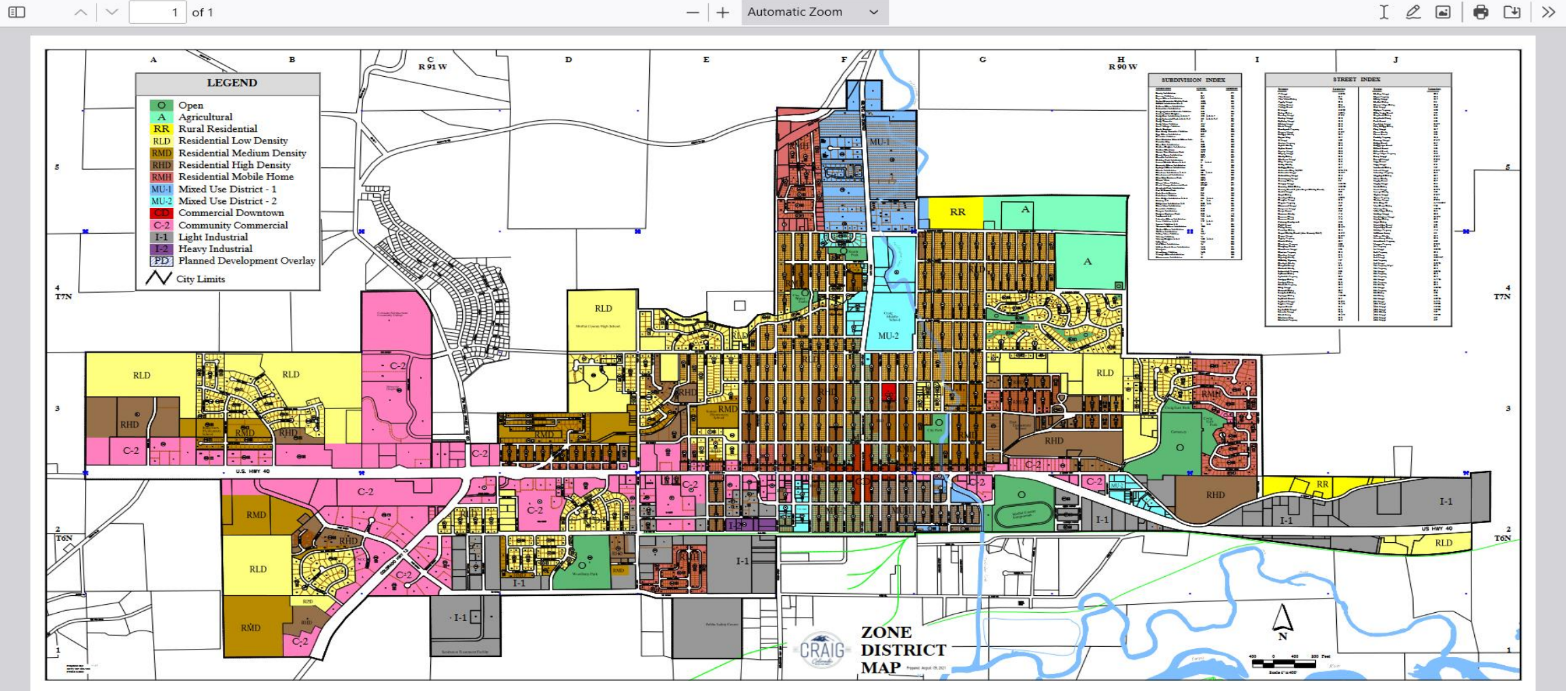




PRESERVE OUR OPEN RECREATIONAL SPACE
WOODBURY SPORTS COMPLEX

INTENTIONAL DESIGN AND STRETIGIC PLAN



INTENTIONAL DESIGN





NEVER GIVE
UP OPEN
SPACE
BECAUSE YOU
CAN NEVER
GET IT BACK.

Community Priorities

Community members were asked to select the areas of health and well-being they would want the Yampa Valley to prioritize as it considers where to focus improvement efforts as shown in Figure 29. Community members shared what they believe are the most important considerations or opportunities for the Yampa Valley public health improvement planning effort:

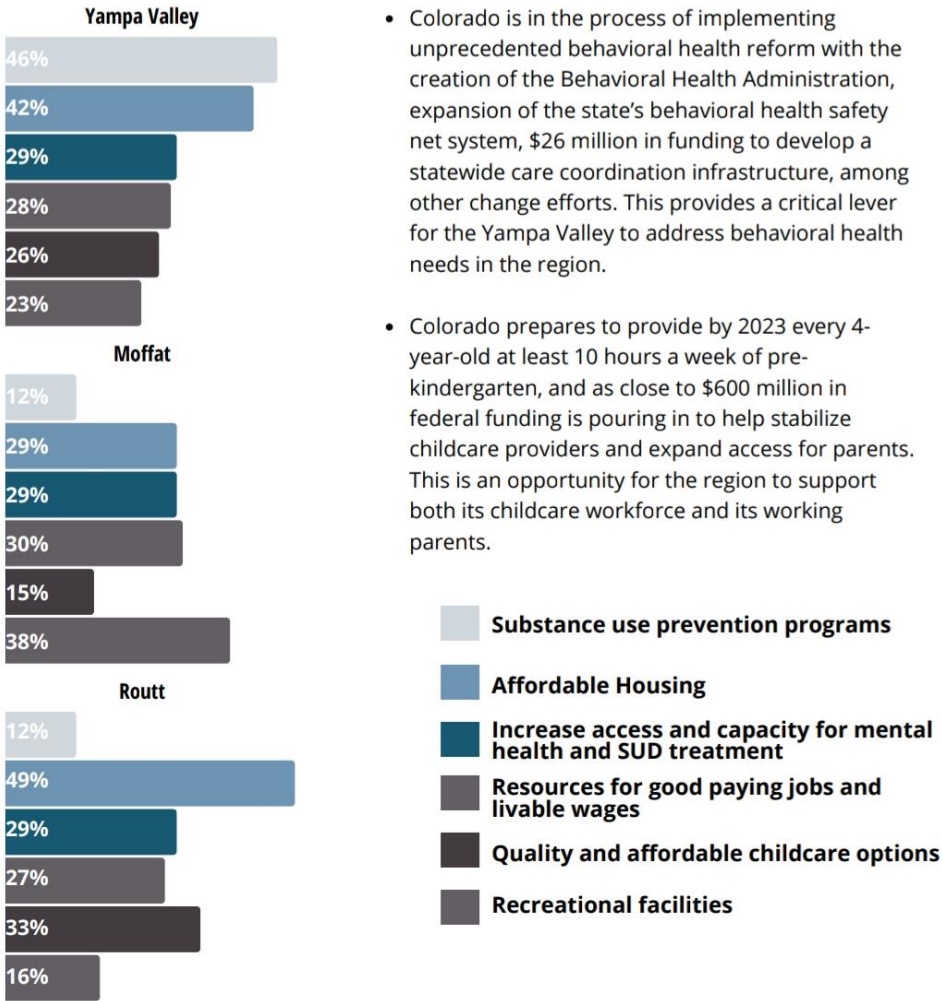


Figure 29
(Source: CHNA Community Survey)

- Colorado is in the process of implementing unprecedented behavioral health reform with the creation of the Behavioral Health Administration, expansion of the state’s behavioral health safety net system, \$26 million in funding to develop a statewide care coordination infrastructure, among other change efforts. This provides a critical lever for the Yampa Valley to address behavioral health needs in the region.
- Colorado prepares to provide by 2023 every 4-year-old at least 10 hours a week of pre-kindergarten, and as close to \$600 million in federal funding is pouring in to help stabilize childcare providers and expand access for parents. This is an opportunity for the region to support both its childcare workforce and its working parents.

COMMUNITY HEALTH NEEDS ASSESSMENT

Moffat county identified the need for recreational facilities and activities as the top priority for improving community health.







NEIGHBORHOOD OPPOSITION – WOODBURY RESIDENTS, AS WELL AS OTHER COMMUNITY MEMBERS, GATHER TO DISCUSS THE RE-PLAT AND RE-ZONING OF THE OPEN SPACE IN WOODBURY SPORTS COMPLEX



Noise Pollution



RESIDENTIAL HIGH-DENSITY HOUSING

NOISE POLLUTION, TRAFFIC CONGESTION, LACK OF PRIVACY AND PERSONAL SPACE

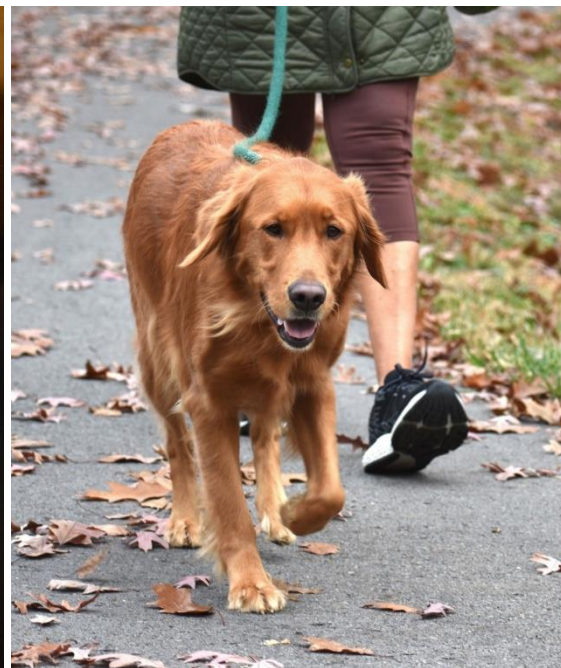


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TRAFFIC CONGESTION

Current traffic issues

Adding 120 more vehicles daily will increase the already overwhelming issues during high volume activities at the park



WOODBURY
NEIGHBORHOOD

f. A written statement describing the proposal and addressing the following points:

1) The rationale for the proposed rezoning;

2) Present and future impacts on the existing adjacent zone districts, uses and physical character of the surrounding area;

3) Impact of the proposed zone on area accesses and traffic patterns;

4) Availability of utilities for any potential

IMPACT STUDIES

IMPACT STUDIES- 2

development;

- 5) Present and future impacts on public facilities and services, including but not limited to fire, police, water, sanitation, roadways, parks, schools and transit;

- 6) The relationship between the proposal and the Comprehensive Plan; and

- 7) Public benefits arising from the proposal.

- g. Names and addresses of property owners within one hundred

TAXES, SCHOOLS, FIRE, POLICE





IMPACT STUDIES

Appropriate development of the land in the Woodbury Sports Complex is a critical component in maintaining the value of our properties.



UPDATED
PLAYGROUND,
BATHROOMS,
PAVILION,
CURBING,
DUGOUTS ETC.



2023 Income Limit and Maximum Rent Tables
for All Colorado Counties
20% to 120% of Area Median Income (AMI)

HUD Effective Date: May 15, 2023

- The IRS allows Housing Tax Credit projects that placed in service as of 12.31.2008 to use higher HERA Special limits.
- All Housing Tax Credit and CHFA Loan projects are "held harmless" from limit decreases. To be "held harmless," a project must be in service before 06.29.2023.
- Housing Tax Credit and CHFA Multifamily Loan projects whose counties experienced a decrease in 2023 limits and that place in service before 06.29.2023 may continue to apply the same limits used in 2022.

| County | HERA | AMI | 2023 Maximum Rents | | | | | 2023 Income Limits | | | | | | | |
|-----------|------|------|--------------------|--------|--------|--------|--------|--------------------|----------|----------|----------|----------|----------|----------|----------|
| | | | 0 Bdrm | 1 Bdrm | 2 Bdrm | 3 Bdrm | 4 Bdrm | 1 Person | 2 Person | 3 Person | 4 Person | 5 Person | 6 Person | 7 Person | 8 Person |
| Moffat | | 120% | 1,827 | 1,957 | 2,349 | 2,715 | 3,030 | 73,080 | 83,520 | 93,960 | 104,400 | 112,800 | 121,200 | 129,480 | 137,880 |
| Moffat | | 100% | 1,522 | 1,631 | 1,957 | 2,262 | 2,525 | 60,900 | 69,600 | 78,300 | 87,000 | 94,000 | 101,000 | 107,900 | 114,900 |
| Moffat | | 80% | 1,218 | 1,305 | 1,566 | 1,810 | 2,020 | 48,720 | 55,680 | 62,640 | 69,600 | 75,200 | 80,800 | 86,320 | 91,920 |
| Moffat | | 70% | 1,065 | 1,141 | 1,370 | 1,583 | 1,767 | 42,630 | 48,720 | 54,810 | 60,900 | 65,800 | 70,700 | 75,530 | 80,430 |
| Moffat | | 60% | 913 | 978 | 1,174 | 1,357 | 1,515 | 36,540 | 41,760 | 46,980 | 52,200 | 56,400 | 60,600 | 64,740 | 68,940 |
| Moffat | | 55% | 837 | 897 | 1,076 | 1,244 | 1,388 | 33,495 | 38,280 | 43,065 | 47,850 | 51,700 | 55,550 | 59,345 | 63,195 |
| Moffat | | 50% | 761 | 815 | 978 | 1,131 | 1,262 | 30,450 | 34,800 | 39,150 | 43,500 | 47,000 | 50,500 | 53,950 | 57,450 |
| Moffat | | 45% | 685 | 734 | 880 | 1,018 | 1,136 | 27,405 | 31,320 | 35,235 | 39,150 | 42,300 | 45,450 | 48,555 | 51,705 |
| Moffat | | 40% | 609 | 652 | 783 | 905 | 1,010 | 24,360 | 27,840 | 31,320 | 34,800 | 37,600 | 40,400 | 43,160 | 45,960 |
| Moffat | | 30% | 456 | 489 | 587 | 678 | 757 | 18,270 | 20,880 | 23,490 | 26,100 | 28,200 | 30,300 | 32,370 | 34,470 |
| Moffat | | 20% | 304 | 326 | 391 | 452 | 505 | 12,180 | 13,920 | 15,660 | 17,400 | 18,800 | 20,200 | 21,580 | 22,980 |
| Montezuma | Y | 60% | 939 | 1,006 | 1,207 | 1,395 | 1,557 | 37,560 | 42,960 | 48,300 | 53,640 | 57,960 | 62,280 | 66,540 | 70,860 |
| Montezuma | Y | 55% | 860 | 922 | 1,106 | 1,278 | 1,427 | 34,430 | 39,380 | 44,275 | 49,170 | 53,130 | 57,090 | 60,995 | 64,955 |
| Montezuma | Y | 50% | 782 | 838 | 1,006 | 1,162 | 1,297 | 31,300 | 35,800 | 40,250 | 44,700 | 48,300 | 51,900 | 55,450 | 59,050 |
| Montezuma | Y | 45% | 704 | 754 | 905 | 1,046 | 1,167 | 28,170 | 32,220 | 36,225 | 40,230 | 43,470 | 46,710 | 49,905 | 53,145 |
| Montezuma | Y | 40% | 626 | 671 | 805 | 930 | 1,038 | 25,040 | 28,640 | 32,200 | 35,760 | 38,640 | 41,520 | 44,360 | 47,240 |
| Montezuma | Y | 30% | 469 | 503 | 603 | 697 | 778 | 18,780 | 21,480 | 24,150 | 26,820 | 28,980 | 31,140 | 33,270 | 35,430 |
| Montezuma | | 120% | 1,827 | 1,957 | 2,349 | 2,715 | 3,030 | 73,080 | 83,520 | 93,960 | 104,400 | 112,800 | 121,200 | 129,480 | 137,880 |
| Montezuma | | 100% | 1,522 | 1,631 | 1,957 | 2,262 | 2,525 | 60,900 | 69,600 | 78,300 | 87,000 | 94,000 | 101,000 | 107,900 | 114,900 |
| Montezuma | | 80% | 1,218 | 1,305 | 1,566 | 1,810 | 2,020 | 48,720 | 55,680 | 62,640 | 69,600 | 75,200 | 80,800 | 86,320 | 91,920 |
| Montezuma | | 70% | 1,065 | 1,141 | 1,370 | 1,583 | 1,767 | 42,630 | 48,720 | 54,810 | 60,900 | 65,800 | 70,700 | 75,530 | 80,430 |
| Montezuma | | 60% | 913 | 978 | 1,174 | 1,357 | 1,515 | 36,540 | 41,760 | 46,980 | 52,200 | 56,400 | 60,600 | 64,740 | 68,940 |
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| Montezuma | | 40% | 609 | 652 | 783 | 905 | 1,010 | 24,360 | 27,840 | 31,320 | 34,800 | 37,600 | 40,400 | 43,160 | 45,960 |
| Montezuma | | 30% | 456 | 489 | 587 | 678 | 757 | 18,270 | 20,880 | 23,490 | 26,100 | 28,200 | 30,300 | 32,370 | 34,470 |
| Montezuma | | 20% | 304 | 326 | 391 | 452 | 505 | 12,180 | 13,920 | 15,660 | 17,400 | 18,800 | 20,200 | 21,580 | 22,980 |

AREA MEDIAN INCOME

\$1566 x 12 = \$18,792 yearly rent

\$18,792 divided by \$48,720 = 38.5%

38.5% of total gross income dedicated to housing costs



WOODBURY SPORTS COMPLEX
PRESERVE OUR OPEN RECREATIONAL SPACE