

Peak to Peak Community Indicators Project 2003

Presented by
Peak to Peak Healthy Communities Project

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Peak to Peak Healthy Communities Project

*Bringing People Together to Positively
Impact Community Issues.*

Peak to Peak Healthy Communities Project (PPHCP) is a non-profit organization serving the Peak to Peak region (Gilpin County and the greater Nederland area) since 1994.

We work to preserve and enhance quality of life in the region. We accomplish this by acting as a convener and facilitator that seeks to increase involvement and action on the most pressing community issues as the community sees them. We provide a way for the community to come together in a respectful manner, discover common ground and take action.

Our projects include:

- Peak to Peak Community Indicators Project 2003, a regional data report
- ASPEN, convening monthly meetings of area service providers to identify service gaps and needs
- Chipeta Park \$100,000 Renovation Project
- Development of the Town of Nederland Open Space Acquisition and Management Plan
- Facilitation of the 2003 Greater Nederland Area Economic Summit
- Community Resource, facilitation and technical assistance services to citizens, community groups, school boards and local government.
- Annual Celebrating Our Community event and Community Champion Awards

To reach us or if your organization would like a presentation on the Community Indicators Project or if you would like to suggest an indicator, please contact:

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TABLE OF CONTENTS

GROWTH INDICATORS

1. Population	3
2. Number of New House Building Permits Issued	4
3. Cost of Housing – Median Sale Prices of Single Family Homes	4

ECONOMIC INDICATORS

4. Median Household Income	5
5. Cost of Living	5
6. Total Sales Tax Dollars Collected in Town of Nederland	6
7. Employment/Jobs by Industry	7
8. Adjusted Gross Proceeds from Gaming in Gilpin	8
9. County Gaming Funds Distribution in Gilpin County	9

CIVIC INDICATORS

10. Voter Participation	10
11. Number of Visits to Recreation Programs	10
12. Number of Arts & Cultural Organizations, Events & Venues	10

EDUCATION INDICATORS

13. High School Graduation Rate	11
14. High School Graduate going on to Technical School/College or University	11

ENVIRONMENT INDICATORS

15. Number of Visits to Trailheads	12
16. Habitat Effectiveness	12
17. Presence/Absence/Well-being of Various Species & Habitats	13
18. Commuting to Work	14

SOURCES

15

ACKNOWLEDGEMENTS

16

WHAT IS THE PURPOSE OF THE COMMUNITY INDICATORS PROJECT?

The Peak to Peak Community Indicators Project is an index that measures the health and quality of life of the Peak to Peak region (Gilpin County and the greater Nederland area).

The goals of the indicators project are to raise public awareness about important social, economic and environmental trends that affect our communities, inform decision-makers and monitor and evaluate our progress with hard data.

It is our hope that the report will help to focus and energize the community on what issues need to be addressed as well as illuminate the linkages and interconnections among issues, projects and groups.

We believe that cross-sector and cross-regional collaboration are necessary if we are to keep pace with growth and change in the Peak to Peak region.

This report does not offer a complete picture of our region and communities. It is our first effort to sample some trends that affect the quality of life of the Peak to Peak region, good and bad.

With the release of this document, PPHCP does not advocate a certain set of policy recommendations. Rather, we offer timely information upon which future actions can be determined by community members, non-profits, schools, churches, business and government.

WHAT ARE COMMUNITY INDICATORS?

Simply put, community indicators are pieces of information that tell us something about our communities. Indicators are useful because they give us a "snap shot photograph" of how well our communities are doing in areas that affect peoples' every day lives.

In order to know if we're heading in a desired direction, we need some guides to show us the way. Indicators are a tool for helping us understand ourselves as a region or community.

The importance of community indicators is that they can be tracked from year-to-year, thereby allowing communities to determine positive trends as well as trends that need attention.

HOW CAN THE COMMUNITY INDICATORS PROJECT BE UTILIZED TO ENHANCE OUR QUALITY OF LIFE?

We encourage all sectors of the community (i.e., non-profits, businesses, schools, churches, agencies and local government) to utilize the report as they assess community issues, measure progress, learn from results and develop or modify action plans.

- Elected officials can use this report to set policy and alter funding priorities, and, to better understand the constituents and communities they represent.
- Funders can use the document to determine how to allocate precious resources.
- Non-profits can use the Community Indicators Report to set priorities, expand needed programs, determine if their programs are working and for grant writing.
- Communities and citizens can use the indicators to learn about neighborhoods, town, cities and counties they live in and perhaps to get involved in new ways such as volunteering, making charitable contributions or contacting their elected officials.

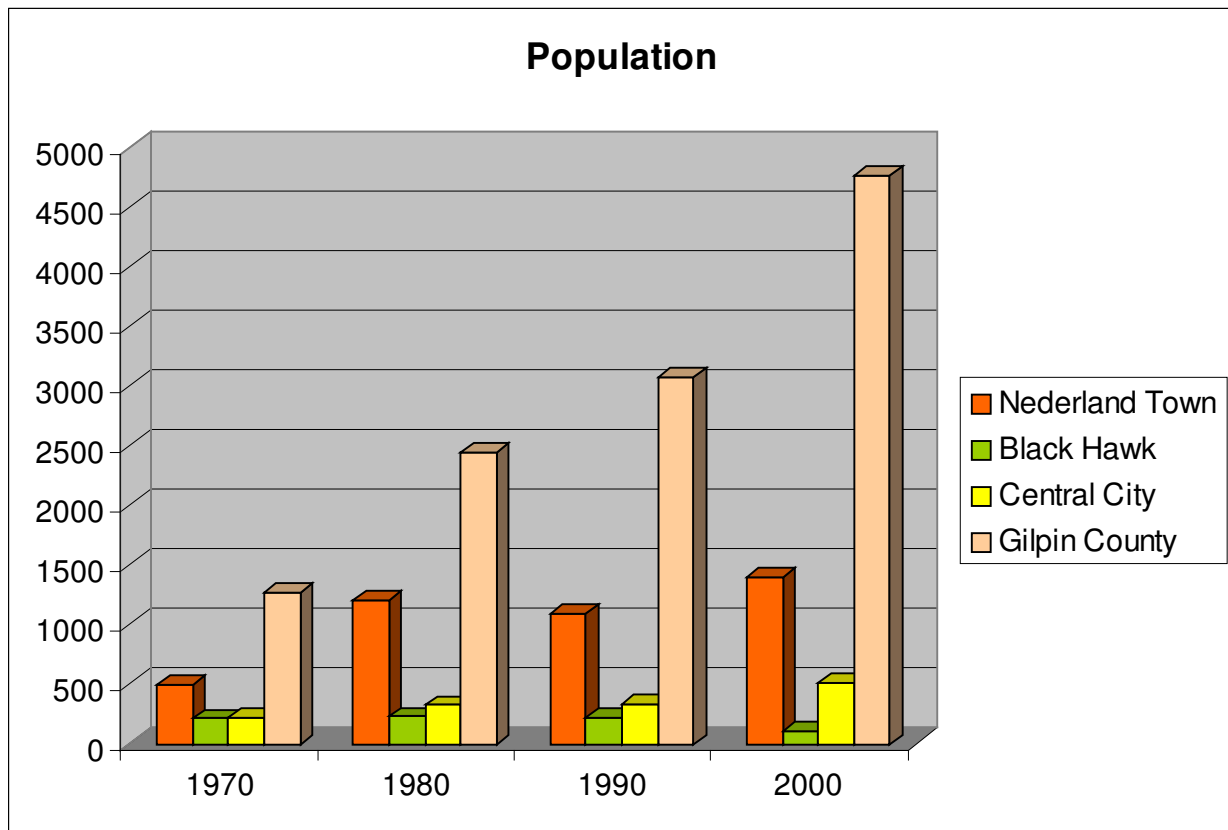
HOW WERE THE COMMUNITY INDICATORS CHOSEN?

Community members who participated in several open community forums and/or filled out a community survey chose the community indicators that mattered most to them. In early 2002, PPHCP held two sets of community forums, in Gilpin County and Nederland, and asked participants why they lived in the Peak to Peak region and what they liked and didn't like about rural mountain life. These meetings helped to define 6 community indicator areas: **growth, economic, civic, education, environment and personal health and well-being.** Follow-up community meetings were held where participants identified specific indicators to measure and track over time.

PPHCP then consulted a number of community members with particular experience and expertise in the different indicator areas to identify the most relevant indicators. With this input, PPHCP distributed a community-wide survey to further include the views of community members about which indicators were the most important to monitor as they relate to our quality of life. The results of the survey and the availability of data determined which indicators to include as part of this baseline study.

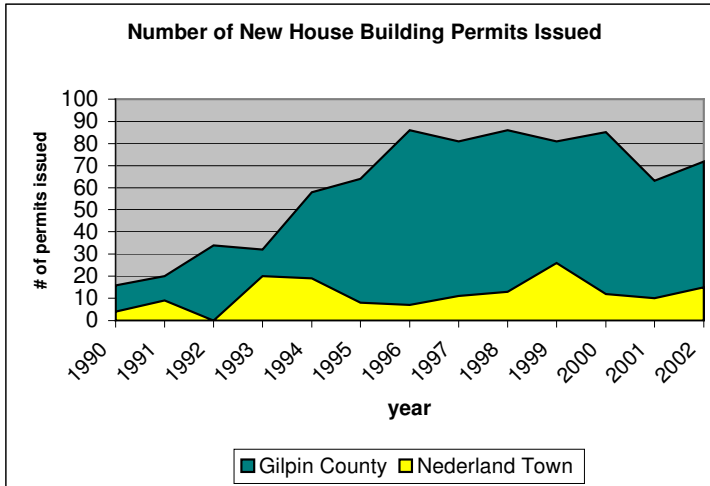
1. Population

Growth is a vital issue in the Peak to Peak region. Our quality of life revolves around our small-town and rural atmosphere—it is quite important to our community to maintain this atmosphere. These indicators provide snapshots of our community’s growth. Between 1990 and 2000 the Peak to Peak region grew at a faster pace than the Front Range area, which experienced a 30% increase in population. During this same time span, Gilpin’s population increased by 55%, Central City 54% and the Town of Nederland 27%. This trend was not replicated in Black Hawk which saw a population decrease of 48%. If this trend continues in Gilpin County, it’s population in 2020 will more than double to 11,000. A missing key piece of data is the population figures for the unincorporated area outside of the Town of Nederland. Can we continue to sustain this growth and how will continued growth impact our quality of life?



	1970	1980	1990	2000	% Change 1990-2000
Nederland Town	492	1,212	1,099	1,394	27%
Black Hawk	217	232	227	118	-48%
Central City	228	329	335	515	54%
Gilpin County	1,272	2,441	3,070	4,757	55%

2. Number of New House Building Permits Issued

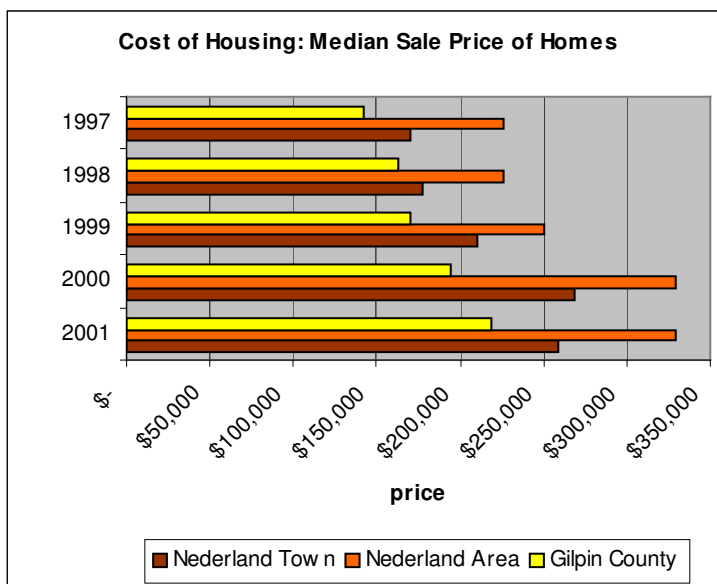


The number of new house building permits issued helps us see how many new homes are being built in the area. The height of the housing construction boom in the region occurred in 1999 and 2000. In 2002 Gilpin County issued 72 permits while in the Town of Nederland 15 permits were issued. Here again, the full picture is incomplete without knowing the number of housing permits being issued just outside of the Town of Nederland in unincorporated Boulder County. This information is not readily available since the Boulder County Building Division does not keep

separate records for the mountains.

3. Cost of Housing – Median Sale Prices of Single Family Homes

One of the more noticeable impacts of growth on our quality of life is the dramatic increase in housing costs. Our attractive quality of life has contributed to increased demand for housing in general, and a strong market for more expensive housing in particular. From 1997 to 2001, median housing prices in Gilpin County have increased 54% percent, 52% in the Town of Nederland and 46% in the Nederland Area. In 2001 the median sale price of homes in the region were: \$218,450 in Gilpin, \$259,000 in the Town of Nederland and \$329,450 in the Nederland Area. Gilpin County is by far the more affordable place to purchase a home.



For those who already own a home here, the increase in housing prices is good news in terms of the value of their investment. But for those who are relocating here and for first-time homebuyers, it means an ever-greater financial sacrifice with limited choices in types of housing that they can afford. This can be a particular hardship for those who stay and work in the community and receive the lower-paying jobs that are vital to sustaining a healthy economy and a good quality of life for everyone. Examples of these lower paying jobs include law enforcement, teachers, retail and service industry workers, child care workers, people who work in non-profit community organizations as well as artists, musicians and

writers. When the time comes, how many of our children will be able to afford to purchase a home in the region?

Another important housing issue is the availability of different types of housing. In Gilpin County, of the 2,929 total housing units, 91% are single-family units, 7% multi-family units and 2% other. In the Town of Nederland, there are a total of 675 units, 84% single-family, 13% multi-family and 3% other.

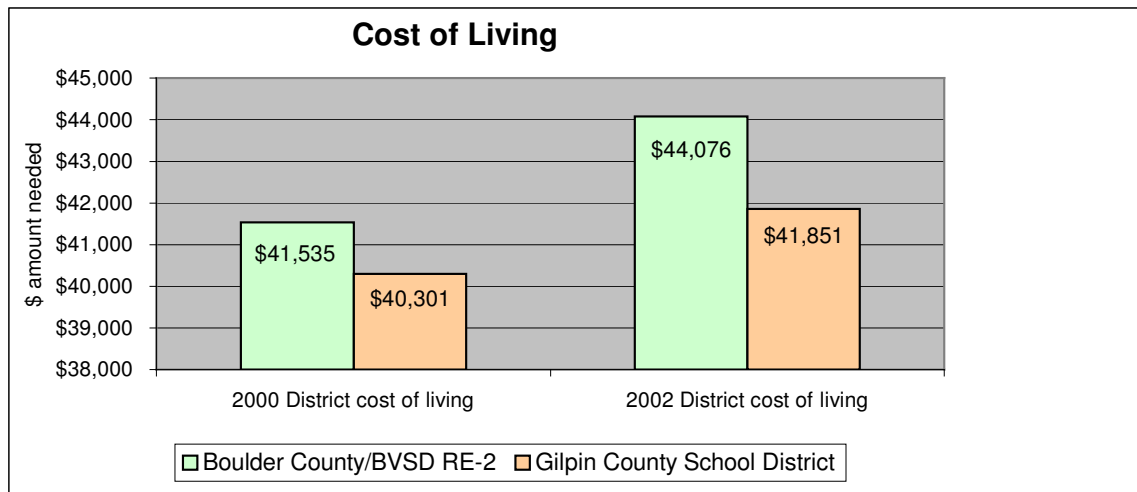
4. Median Household Income

The median household income has risen between 1990 and 2000 13% in Gilpin County and 31% in the Town of Nederland. Central City's median household income is significantly lower than the rest of the Peak to Peak region as well as the Front Range and state.

	1990	2000	% Change 1990-2000
Gilpin County	\$45,888	\$51,942	13%
Black Hawk	N/A	\$44,583	N/A
Central City	N/A	\$30,921	N/A
Town of Nederland	\$38,756	\$50,588	31%
Region	\$47,861	\$52,328	9%
State	\$41,503	\$47,203	14%

5. Cost of Living

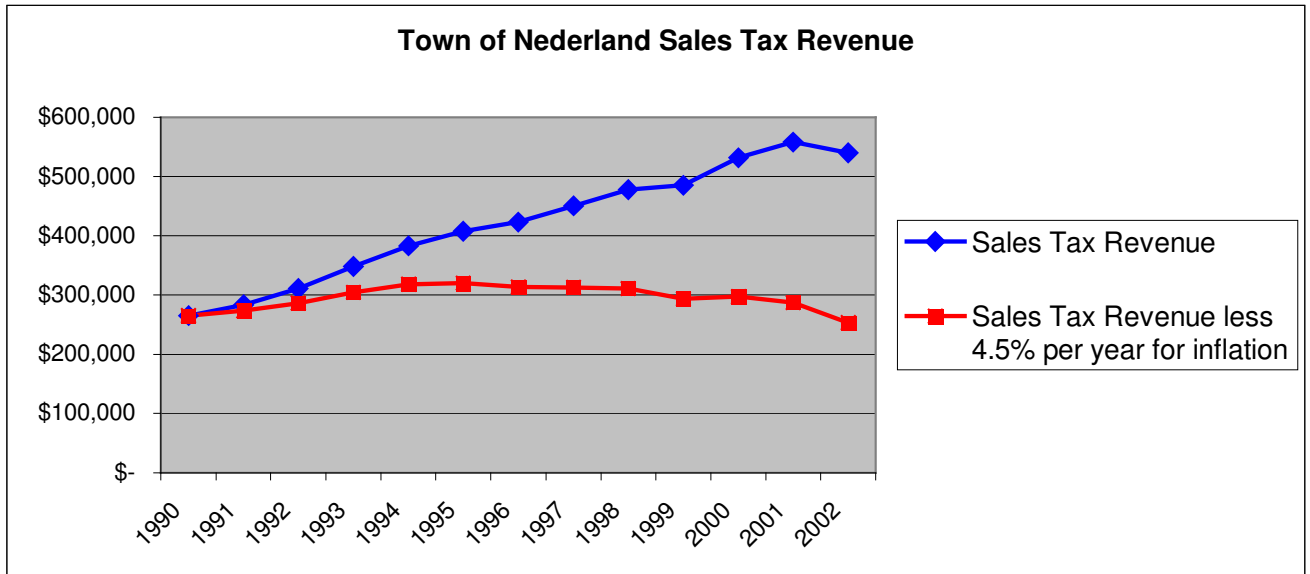
These figures represent the cost of living in the two school districts in the Peak to Peak region. The Colorado Legislative Council is required by law to conduct cost of living studies in each school district every two years. These cost of living factors are used in the funding formula the state uses to allocate money to school districts.



School District	Housing Costs	Transportation	Goods & Services	Other	Income Tax	2002 Cost of Living
Boulder County/BVSD RE-2	\$14,134	\$7,937	\$14,391	\$4,884	\$2,730	\$44,076
Gilpin County RE-1	\$11,611	\$7,805	\$14,083	\$4,884	\$3,468	\$41,851

6. Total Sales Tax Dollars Collected in Town of Nederland

This indicator is only one way to ascertain the state of the economy. Sales tax dollars collected in the Town of Nederland have steadily increased over the past 11 years until 2002 (blue line). However, to get a different perspective of this trend we have removed the effect of inflation (red line). With the removed amount for inflation (known as constant dollars) the graph shows that the Town has less sales tax revenue now than it did 12 years ago. Lower sales tax dollars impacts the amount of funds the Town can spend on the number and salary of town staff as well as what services and projects it can provide. Additionally, the Town is more constrained about how it can choose to support local non-profits who add value to the community. For instance, in 2003, for the first time in several years, the Town did not have the funds to contribute to area non-profits, which has been approximately \$100,000 per year.



	1990	1991	1992	1993	1994	1995
Sales Tax Revenue	\$265,412	\$283,883	\$310,868	\$348,551	\$382,983	\$407,667
Sales Tax Revenue less 4.5% per year for inflation	\$265,412	\$273,947	\$285,998	\$304,982	\$317,875	\$320,018

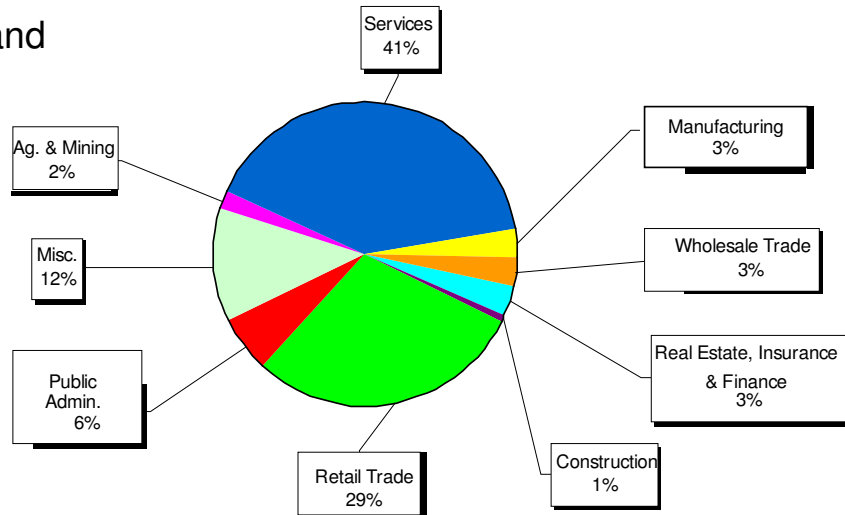
	1996	1997	1998	1999	2000	2001	2002
Sales Tax Revenue	\$423,289	\$450,369	\$477,688	\$484,914	\$531,493	\$558,208	\$539,740
Sales Tax Revenue less 4.5% per year for inflation	\$313,233	\$313,006	\$310,497	\$293,373	\$297,635	\$287,477	\$253,680

7. Employment/Jobs by Industry

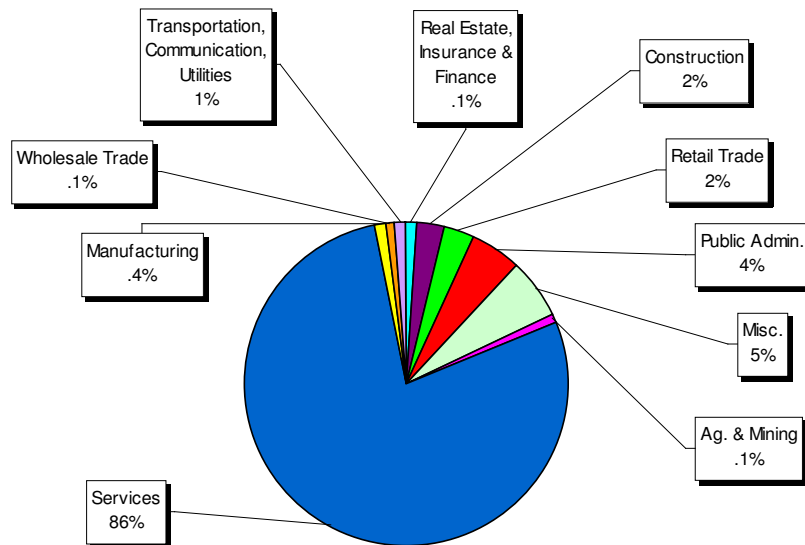
A major component of a healthy community is a diverse economy. When a community's economic base is derived from various sectors in a balanced manner, impacts from economic downturns can be minimized. Many economists believe an economy is "overly dependent" if one sector dominates more than 30% of the total economic base. In Gilpin County the services sector provides 86% of the jobs while in the Town of Nederland the services and retail trade sectors make up 70% of the economic base. Although these sectors provide the most jobs they typically don't pay the highest wages.

From 1990 to 2000, the Peak to Peak region experienced significant growth in jobs, especially in Gilpin County with the advent of gaming. Employment increased in Gilpin County by over 90% (from 524 to 5,592) and in the Town of Nederland by 36% (352 to 547).

Town of Nederland

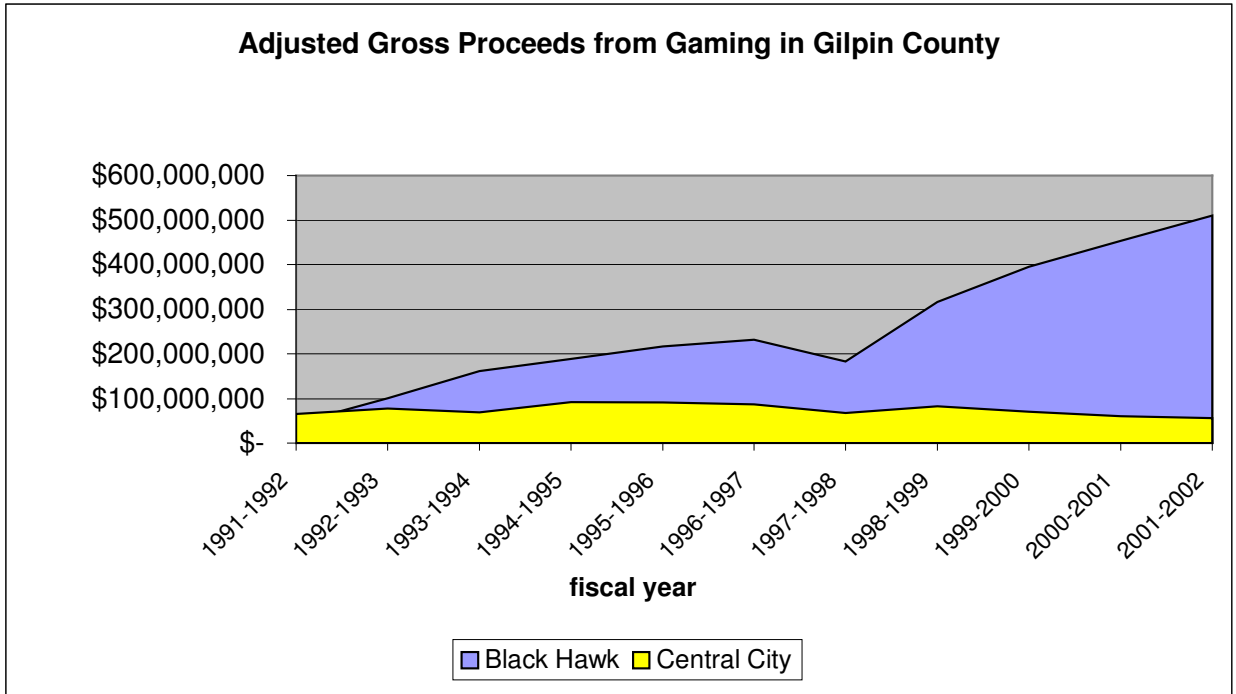


Gilpin County



8. Adjusted Gross Proceeds from Gaming in Gilpin County

Gaming started October 1, 1991 with 11 casinos in the state. Adjusted gross proceeds is defined as the amount of money wagered minus the amount paid out in prizes. Basically, these numbers reflect how much slot machine revenue the combined casinos in each city bring in each year (\$510,883,483 was generated from Black Hawk casinos in fiscal year 2002 and \$56,178,520 from Central City).



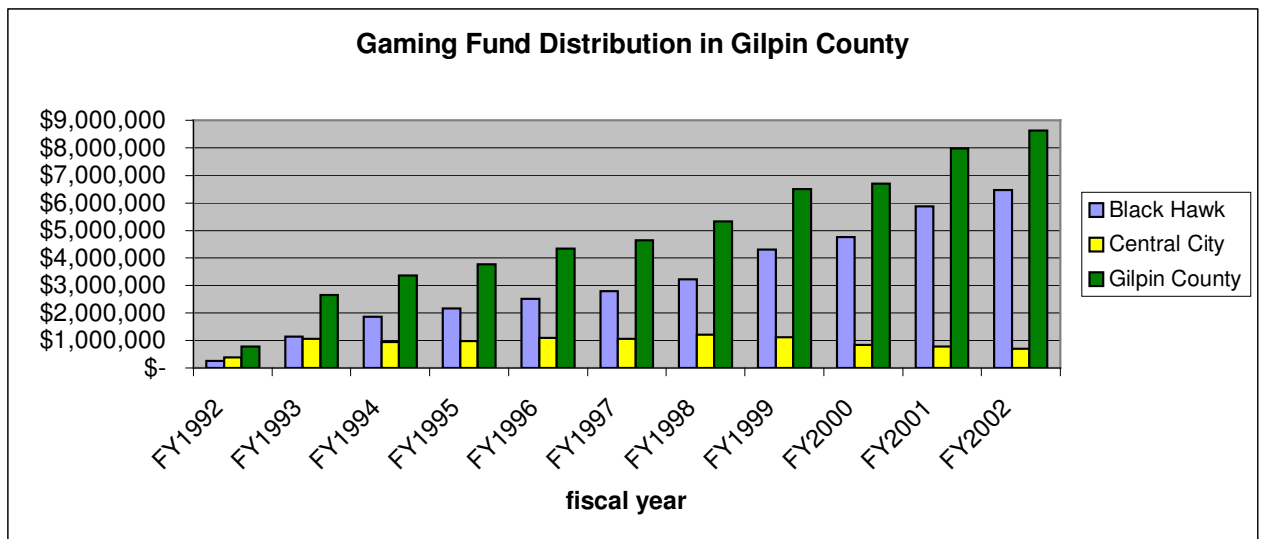
	1991-1992	1992-1993	1993-1994	1994-1995	1995-1996	1996-1997
Black Hawk	\$44,330,793	\$100,008,117	\$160,969,455	\$188,886,826	\$217,394,329	\$231,763,270
Central City	\$65,735,828	\$77,872,950	\$68,549,445	\$91,662,851	\$90,549,758	\$87,861,150

	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002
Black Hawk	\$182,822,647	\$315,758,347	\$394,824,421	\$453,651,779	\$510,883,483
Central City	\$68,331,256	\$81,835,068	\$69,806,790	\$60,448,125	\$56,178,520

9. Gaming Fund Distribution in Gilpin County

At the end of each state fiscal year the balance remaining in the Limited Gaming Fund is distributed according to the following formula: 50% state General Fund, 28% Colorado State Historical Fund, 12% to Gilpin and Teller Counties in proportion to the gaming revenues generated in the respective counties, and 10% to the cities of Central City, Black Hawk and Cripple Creek in proportion to the gaming revenues generated in the respective cities. Black Hawk's share of gaming funds was \$6,472,838 in fiscal year 2002 while Central City's was \$712,726 and Gilpin County's was \$8,622,677. Each city is experiencing opposite trends with Black Hawk receiving more and more gaming funds each year since 1999 whereas Central City's portion of gaming funds has steadily decreased since 1995.

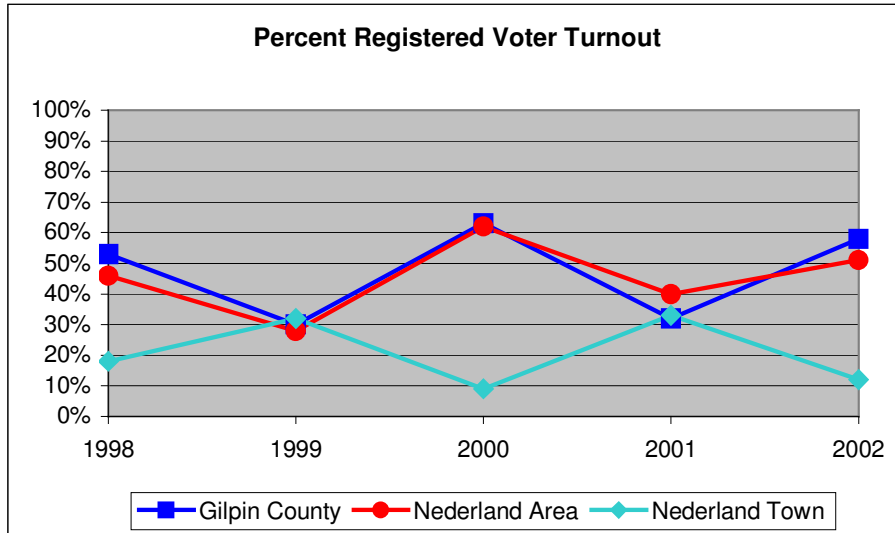
Two additional ways Black Hawk and Central City obtain revenues from gaming include levying device fees for every slot machine and funds from the State Historical Fund, which are to be used for historical preservation projects. Black Hawk's total device fees are \$933. Currently, there are approximately 9,263 devices in Black Hawk. The total projected revenue for 2003 from these fees is approximately \$7.8 million dollars. In addition, Black Hawk received \$3.6 million in 2002 from the State Historical Fund. Central City's device fees total \$1,265.



	FY1998	FY1999	FY2000	FY2001	FY2002
Black Hawk	\$3,226,488	\$4,308,662	\$4,745,778	\$5,871,402	\$6,472,838
Central City	\$1,216,042	\$1,118,607	\$ 839,794	\$ 781,731	\$712,726
Gilpin County	\$5,331,036	\$6,512,723	\$6,702,686	\$7,983,760	\$8,622,677

	FY1992	FY1993	FY1994	FY1995	FY1996	FY1997
Black Hawk	\$263,783	\$1,138,405	\$1,862,385	\$2,155,457	\$2,518,849	\$2,788,366
Central City	\$394,629	\$1,067,998	\$ 941,948	\$ 982,548	\$1,102,018	\$1,070,040
Gilpin County	\$790,095	\$2,648,049	\$3,365,200	\$3,765,606	\$4,345,040	\$4,630,095

10. Voter Participation



Voter turnout rates give us a sense of mainstream political participation in the region. The clear trend is that voter turnout dips dramatically during off-year elections. Participation rates drop even further during municipal elections in the Town of Nederland, which holds elections in the spring.

11. Number of Visits to Recreation Centers

In 1993, Peak to Peak Healthy Communities Project conducted its first regional visioning process. At that time, the top priority issue for both Gilpin County and Nederland residents was the creation of a community center, one for each area. The dream has been realized in both communities. The following data will serve as baseline information for comparison once the new Gilpin Community Center opens. The data for Gilpin County Parks and Recreation was unavailable due to all the changes with personnel and a new center.

	1997	1998	1999	2000	2001	2002
Nederland Youth & Family Center						
Number of visits youth ages 11-19	5,671	6,502	7,138	9,063	10,029	9,500
Number of different youth	255	325	415	603	596	511
Number of visits young children and adults	N/A	N/A	N/A	N/A	N/A	3,942
Gilpin County Parks & Recreation						
Number of visits	487	465	N/A	N/A	N/A	N/A

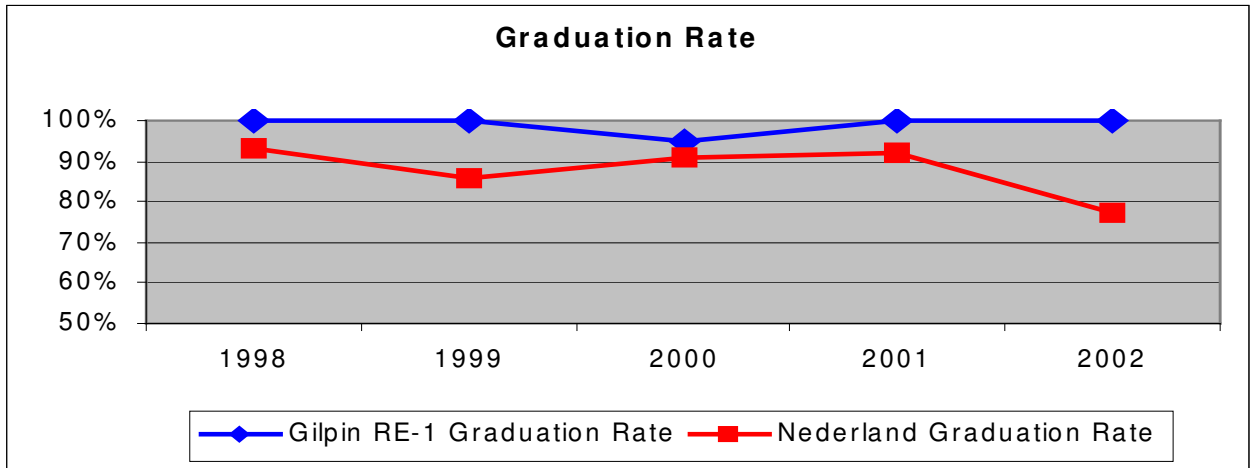
12. Number of Arts & Cultural Organizations, Events & Venues

The arts contribute greatly to a community's quality of life. We have a strong presence in our region of talented artists and musicians. The indicators in this area provide us a snapshot of our baseline—what kind of and how many arts and cultural opportunities do our community offer?

	Gilpin County	Nederland Area
Number of formal arts and cultural organizations	5	7
Number of arts and cultural events held annually	8	11
Number of venues offering artistic and cultural opportunities	16	18

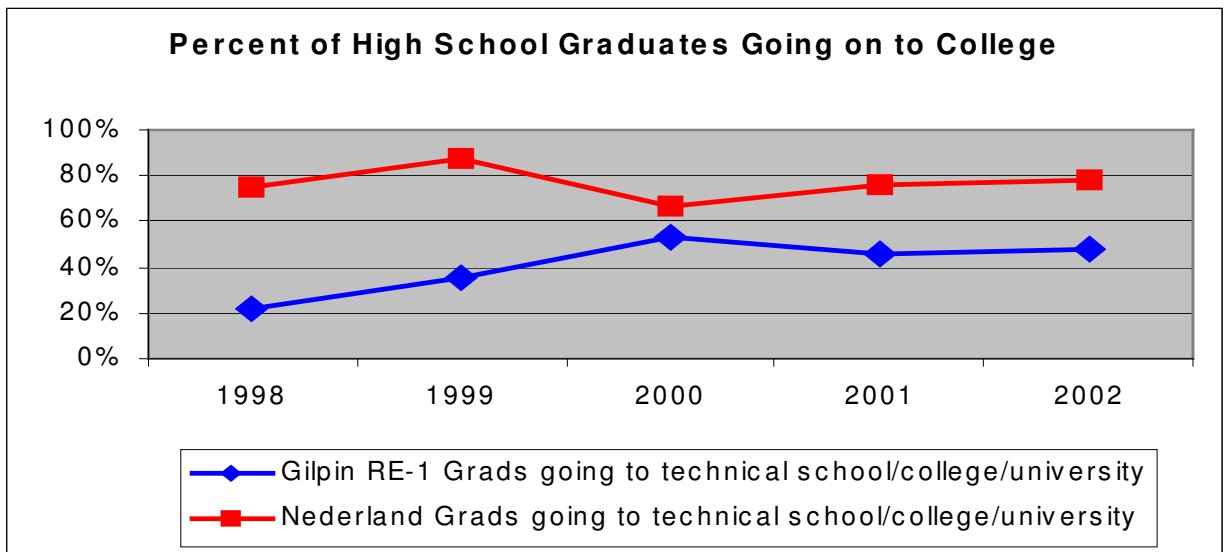
13. High School Graduation Rate

A healthy community supports increased graduation rates and increased percentages of high school graduates going on to continue their education. Nederland experienced a lower graduation rate in 2002, which should be watched closely to determine if this was an anomaly or a new trend. The state high school graduation rate has been consistently at 80% over the last 5 years. It should be noted that Gilpin figures prior to 2002 are estimates.



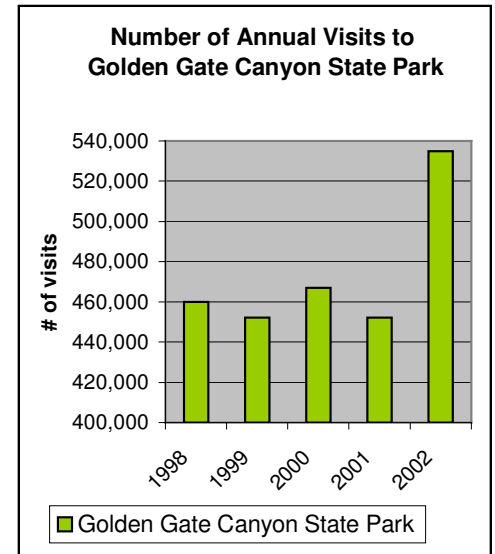
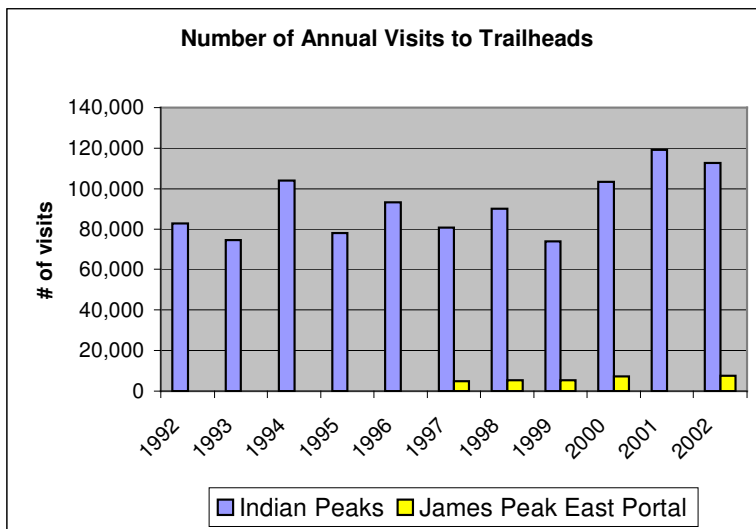
14. Percent of High School Graduates going on to Technical School, College or University

Over the past several years, approximately half of Gilpin graduates have pursued additional education after graduating. Over three-quarters of Nederland graduates have gone on to technical school, college or university. It should be noted that Gilpin figures prior to 2002 are estimates.



15. Number of Visits to Trailheads

Residents of the Peak to Peak region have a healthy appreciation for their natural environment. They like to be in the mountains—it's the context of their quality of life. As the population in the region and Front Range continues to grow, so has the number of people accessing and utilizing the natural environment. The Indian Peaks and James Peak Wilderness Areas continue to experience more and more use. Annual visits to the James Peak trailhead increased slightly from 7,242 visits in 2000 to 7,437 in 2002. And in Indian Peaks the upward trend came to a halt in 2002 with 112,718 visits, compared with 119,200 in 2001 and 103,312 in 2000. Meanwhile, Golden Gate Canyon State Park saw 83,000 more visits in 2002 (535,000) than 2001 (452,000).



16. Habitat Effectiveness

Habitat effectiveness is defined as the degree to which habitat is free

of human disturbance and available for wildlife to use. Effective habitat is mostly undisturbed land area, which is buffered (at least 300 feet in essentially all situations), from regular motorized and non-motorized use of roads and trails (11 or more people or vehicle trips per week). It is felt that habitat effectiveness should not fall below 50%, and the best wildlife habitats have a much higher percentage. Listed below is the percentage of habitat effectiveness for USFS Geographic Areas within Boulder and Gilpin Counties. The desire is to not see these percentages decrease, and to increase habitat effectiveness in those areas currently below 50% (highlighted in red below).

Geographic Area Name	LOCATION	Habitat Effectiveness
Thorodin	Gilpin	59%
James Creek	Gilpin	57%
James Peak	Gilpin	82%
Lump Gulch	Gilpin	49%
Mammoth	Gilpin	39%
Boulder Creeks	Gilpin/Nederland	52%
Indian Peaks	Nederland Area	77%
Caribou	Nederland Area	53%
Sugarloaf	Nederland Area	41%
Niwot Ridge	Nederland Area	74%
Brainard Lake	Nederland Area	48%

17. Presence/Absence/Well-being of Various Species and Habitats

The environmental indicators for this baseline study are researched and presented by Boulder County Parks and Open Space biologist Dave Hallock. The health of the flora and fauna we share our homes with is indicative of how we are interacting with and treating our natural environment. Several species and habitat types were selected whose presence, absence, increase or decrease will reflect how we are taking care of and impacting our natural environment.

SPECIES	HISTORIC PRESENCE	CURRENT PRESENCE	CURRENT TRENDS			NOTES
			Decreasing	Increasing	Holding Steady	
Lynx	Yes	No				Their return to the area would be a good thing.
Bighorn Sheep	Yes	Yes-D*			X	Desire to see them remain in the area and, if possible, expand their range.
Northern Goshawk	Yes	Yes			X	Desire to see their continued presence.
Corvids	Yes	Yes-I*		X		Their increase is related to greater human presence-- not a good thing.
Boreal Toad	Yes	Yes-D*	X			Desire to see them returned to historic sites.
Greenback Cutthroat Trout	Yes	Yes-D*			X	Current populations need to persist. Desire is to increase their range.
Wetland and Riparian Areas	Yes	Yes-D*	X			Current sites need to be protected. Desire some restoration.
Old-Growth Ponderosa Pine	Yes	Yes-D*			X	Current sites need to be protected. New sites should be developed.
Noxious Weeds	No	Yes-I*		X		Number of sites and total acreage is increasing. Need to stop their spread.

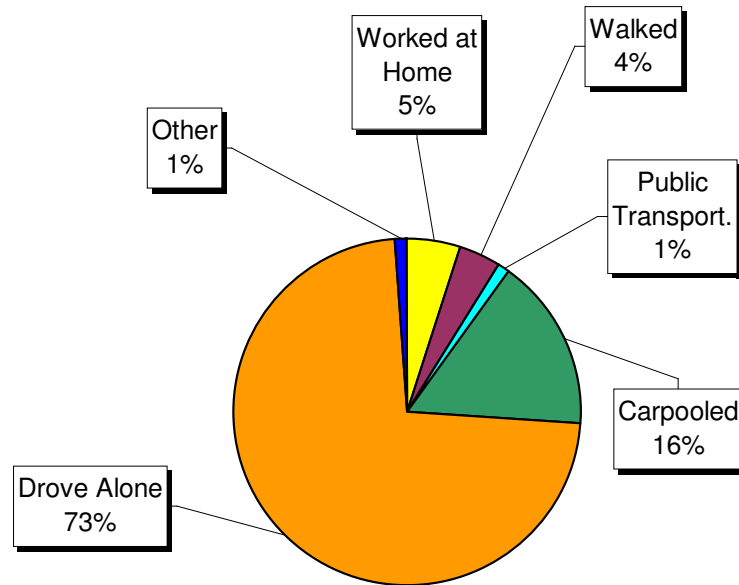
*D = Has declined in numbers, range, or number of known sites since historic status.

*I = Has increased in numbers, range, or number of known sites since historic status.

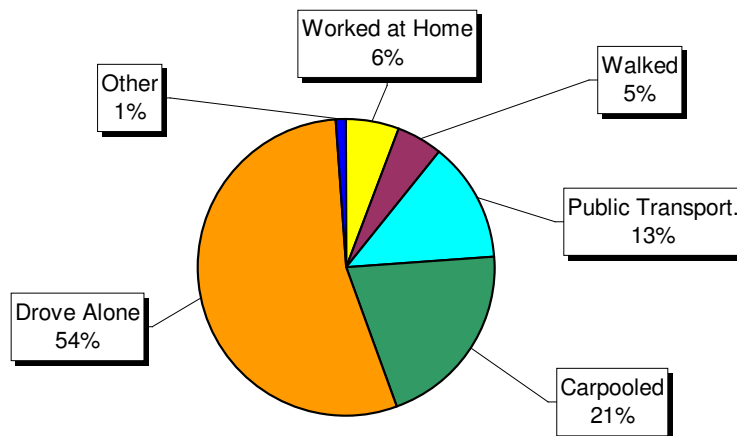
18. Commuting to Work

Part of the current reality of living in the Peak to Peak region is that many residents have to commute down the canyons for quality employment. The time driving back and forth from work to home can be a significant factor in whether or not someone chooses to live in the mountains. The average commuting travel time for Nederland has increased from 29 minutes in 1990 to 35 minutes in 2000. Contrary to this trend, in Gilpin County the commuting travel time has decreased from 38 minutes in 1990 to 35 minutes in 2000. Public transportation offers one avenue to reduce the adverse impacts to the environment and to quality of life. Currently, there is no public transportation available in Gilpin County. The RTD Park n Ride in Nederland has grown in number of parking spaces from 38 in 1990 to 46 in 2000. These numbers will increase with the new Park n Ride site to be constructed.

Gilpin County



Town of Nederland



SOURCES

Additional Indicators

During the community meetings and survey, community members identified several additional indicators as important pieces of information to effectively track the region's quality of life. In particular, another key indicator area was identified, **Personal Health and Well-being**. Much of this data is not readily available and would require in-depth investigation and research. Perhaps with additional funding some of these indicators below, as well as others, can be part of the update of the report.

- Percent of population without health insurance
- Number of support groups
- Life expectancy
- Suicide
- Domestic violence
- Juvenile drug related arrests
- Tobacco use
- Cost of rental units
- Population rates in unincorporated area outside Nederland
- Number of annual new house permits for unincorporated area outside Nederland
- Percent of population able to purchase median price home
- Percent of available jobs offering livable wage
- Number of attendees at arts and cultural events
- Percent of population participating in clubs and non-profits
- CSAP test scores
- Pupil-teacher ratio
- Home school rates
- Solid waste disposal
- Percent participation in recycling
- RTD ridership numbers
- Ground water quality

SOURCES OF INFORMATION

Population

-Denver Regional Council of Governments (DRCOG), Josh Pendleton

Number of New House Building Permits Issued

-Gilpin County Planning and Building Department, Tony Petersen
-Town of Nederland, Judy Richardson

Cost of Housing – Median Sale Prices of Single Family Homes

-Original research compiled by Lisa McCarley

Median Household Income

-Denver Regional Council of Governments (DRCOG), Josh Pendleton

Cost of Living

-Colorado Legislative Council, www.state.co.us/gov_dir/lcs.htm

Total Sales Tax Dollars Collected in Town of Nederland

-Town of Nederland, Joyce Westbrook
-Denver Regional Council of Governments (DRCOG), Jeff Romine

Employment/Jobs by Industry

-Denver Regional Council of Governments (DRCOG), Josh Pendleton

Adjusted Gross Proceeds from Gaming in Gilpin County

-State of Colorado Division of Gaming, www.gaming.state.co.us/

Gaming Funds Distribution in Gilpin County

-State of Colorado Division of Gaming, www.gaming.state.co.us/
-City of Black Hawk, Mike Urie
-City of Central, Jenny Nowak

Voter Participation

-Gilpin County Clerk and Recorder Office
-Town of Nederland, Sheridan Garcia
-Boulder County Clerk's Office, Chuck Cochran

Number of Visits to Recreation Programs

-Teens, Inc., Nederland Youth and Family Center, Kristin Aslan
-Gilpin County Parks and Recreation

Number of Arts and Cultural Organizations, Events and Venues

-Original research compiled by Lisa McCarley

High School Graduation Rate

-Nederland Middle Senior High School, Julie Ikler
-Gilpin High School, Peggy Miller

High School Graduate going on to Technical School/College or University

-Nederland Middle Senior High School, Julie Ikler
-Gilpin High School, Peggy Miller

Number of Visits to Trailheads

-U.S. Forest Service, Glenn Cook
-Golden Gate Canyon State Park, Carol Leasure

Habitat Effectiveness

-Boulder County Parks and Open Space, Dave Hallock

Presence/Absence/Well-being of Various Species and Habitats

-Boulder County Parks and Open Space, Dave Hallock

Commuting to Work

-Denver Regional Council of Governments (DRCOG), Josh Pendleton

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*Town of Nederland from Barker Reservoir, David Jaggar
James Peak from Rollins Pass, Bill Ikler*

Report Printing

Printing of the report was made incredibly affordable by the generosity of Deb and Mike Goldberg of Gold Peak Property Management. Deb and Mike also provided computer access and office space. Additional assistance was provided by Heidi and Mark Van Everen of Timberline Builders.

Financial Support

Peak to Peak Community Indicators Project 2003 was made possible by the financial support of the Town of Nederland, the Gilpin County Commissioners and contributions from individual community members.

Community Support

We want to thank all of the community members who attended Community Indicators Project meetings in Gilpin and Nederland and those who filled out the community survey. Without your input the indicators would not be "community" indicators. In addition, we want to thank the numerous local and state agency representatives that helped to dig up and interpret the data we requested.

The Peak to Peak Community Indicators Project Report was printed on recycled paper.

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