

The Probability of Short Term Success

(This section of the matrix attempts to evaluate the probability of overcoming key obstacles to building an EAR in the short or medium term)

Criteria	Key Definitions	Choke Cherry	Daisy Lane	East Mont.	GWSD	King Ranch	Pine Drop	Shingle Creek
1) Number of property owners that would need to grant easements to improve or construct the road on their property *	Very High 0 High 1 Medium 2 Low 3 Very Low 4+	Quantity 6 Probability Very Low	0 Very High	3 Low	1 High	1 High	2 Medium	3 Low
2) The number of property owners that would need to agree to mitigation to make the road a safe evacuation option**	Very High 0 High 1 Medium 2 to 3 Low 4 to 5 Very Low 6+	Quantity 10 to 15 Probability Very Low	4 Low	3 Medium	1 High	1 High	6 Very Low	15 to 20 Very Low
3) Road is likely to require a waiver from the county for excessive gradients ***	Very High < 10% High < 12% Medium < 14%	Gradient < 10% Probability Very High	< 10% Very High	< 14% Medium	< 10% Very High	< 10% Very High	Unknown Unknown	< 10% Very High
4) Road Development is likely to be tied to eventual residential development ****	High No Medium Potential Low Yes	No Probability Very High	No Very High	No Very High	No Very High	Yes Low	No Very High	No Very High
Total Probability ***** (See Below in Bold)		Very Low	Low	Very Low	Medium	Low	Very Low	Very Low

* Answers were determined using Jeffco online plat maps which should be reasonably accurate. Professional surveys may be required to ensure required easements are obtained.

This also assumes that East Montane is a two lane road. Clarence Drive would need to be widened in that case. A single lane road may require one less easement.

** While every wildfire is different, wildfires are unpredictable and can spread at very high speeds. Roadway traffic is also very unpredictable and accidents are always a threat.

Therefore, all routes must be mitigated sufficiently to be survivable should the fire engulf the area around the road.

*** The GFSC believes a county waiver is required for gradients greater than 10%. It is unclear how hard it will be to get such a waiver.

**** This criteria describes the unique situation with the King Ranch. The Kings contacted GF in early 2020 about their interest in developing and mitigating the King Ranch. Joining GF was part of those discussions. While GF made clear that it had a strong interest in this idea, the Kings did not pursue the idea for reasons that are unclear to GF. In mid 2021, the property was put up for sale for \$7.5 Million. More recently, the owners contacted the GWSD about obtaining a lot more water taps than in their proposal in 2020. The Kings have not contacted the GF and the GFSC has been unable to get an update from the Kings. So while the exact status of any development is unclear, it is clear that road development is likely to be tied to residential development which will take a significant amount of time and add considerable uncertainty. The discussion section of the accompanying document discusses this further.

***** **With probabilities, the "Total Probability" that everything happens can never be more than the probability of the lowest criteria. So if the probability of a single attribute is "LOW" and all other attributes are "Very High, then the Total Probability of them all happening is "Low". If two criteria are both "Low", the Total Probability of both happening is "Very Low" If there are two "Medium" probabilities, then the probability of both happening is "Low".**