

2 Chapter 2

Community Profile



Figure 2-1: Jamestown Mercantile

The following community profile presents the historic, geological and demographic aspects of Jamestown. The information is used to gain a better understanding of the unique make-up of the community as well as assess specific needs so they may be addressed in an approach best suited for these unique set of circumstances. The sources of the information, as well as additional data and information for each section, include the *2015 Boulder County Hazard Mitigation Plan*; the *2015 Hazard Investigation and Risk Assessment and Land Use and Housing Study*; and the *U.S. Census and American Community Survey* data.

Setting

Jamestown is a mountain community located in the foothills of central Boulder County at an elevation of 7,000 feet. It is situated at the confluence of James Creek and Little James Creek and sits within mountainous terrain with steep slopes. The town is nearly surrounded by the Roosevelt National Forest although there are scattered, privately-owned mining claims and subdivisions in the vicinity. The City of Boulder is 12 miles to the southeast and the City of Longmont is 21 miles to the east.



Figure 2-2: Jamestown and environs

Settlement and Historic Economy¹

Gold was discovered in the 1870s and the town became an important area for stamping (processing) of gold ore; as many as eight stamping mills were in use by the 1880s. Originally the mining camp was called Buckhorn but was later changed to Camp Jimtown, then to Jamestown. Concurrently, the town became a source of supplies and social activities for the miners and was incorporated as a statutory town by the Colorado Legislature on April 4, 1883. As the gold became less abundant, the mining of fluorspar became more important and several fluorspar mines existed around the town into the 1960s. Silver and tellurium ore was also mined.

Originally the town was comprised of tents and a few permanent structures but, over time, more permanent structures replaced the temporary ones. Water rights were established in the 1880s. Property sales were recorded since the early 1900s.

Since the 1960s, with the mining industry moving out of the area, Jamestown became largely a residential community. With transportation improvements, residents found they could live in Jamestown and be employed in Boulder or Longmont. Today most residents commute to work but there is also a mix of retirees, cottage industry, and a few commercial sites within the town.

¹ Jamestown Hazard Identification and Risk Assessment and Housing and Land Use Study

According to the 2014 *American Community Survey*, most of Jamestown’s labor force held occupations in the management/business/science/arts and service sectors (see Figure 2-3).

Occupations	Count	Percentage
Management, business, science, and arts	66	41.8%
Service	38	24.0%
Sales and office	22	13.9%
Natural resources, construction, and maintenance	17	10.8%
Production, transportation, and material moving	15	9.5%
Civilian employed population 16 years and over	158	100.0%

Figure 2-3: Occupation Sectors Source: 2014 American Community Survey

Demographics²

The estimated 2010 population of the Town of Jamestown was 274 and the 2014 *American Community Survey* estimated 266 in 2014. However, survey results conducted after the 2013 flood determined that the population in 2015 was closer to 250 – mostly due to displacement after the disaster. Select 2010 Census demographic and social characteristics for Jamestown are shown in Figure 2-4. It should also be noted that post-flood counts resulted in 125 homes.

Characteristic	Jamestown 2010 Census	Jamestown 2014 American Community Survey 5-Year Estimates
Gender/Age		
Male (%)	51.5	54.1
Female (%)	48.5	45.9
Under 18 Years (%)	17.5	20.7
65 Years and Over (%)	12.0	10.5
Race		
White (%)	96.0	100.0
Asian (%)	1.8	not collected
Two or more races (%)	2.2	not collected
Ethnicity		
Hispanic or Latino (Of Any Race) (%)	1.0	4.5
Other		
Average Household Size	2.1	2.34
High School Graduate or Higher (%)	100	not collected
Total Housing Units	141	129
Total Households	131	112
Owner-Occupied Units	77.9%	not collected
Renter-Occupied Units	22.1%	not collected
Total Population	274	266

Figure 2-4: Jamestown's 2010 Census and 2014 American Community Survey Demographical and Social Characteristics Source: U.S. Census Bureau, American Community Survey, www.factfinder.census.gov

² Ibid.

According to the 2014 *American Community Survey* (see Figure 2-5), there is a fairly even distribution of age ranges in Jamestown. The greatest percentage, approximately 28.2%, is in the 35-54 years range. The median age is estimated at 40.1 years.

Age Range	Estimate	Percent
Under 19 years	68	25.5%
20 – 34 years	52	19.5%
35 – 54 years	76	28.6%
55 - 74 years	67	25.2%
75 years and over	3	1.2%
Total	266	100%
65 years and over	28	10.5%
55 years and over	70	26.2%

Figure 2-5: Age Distributions in Jamestown Source: 2014 American Community Survey

Household Income³

In 2015, the median household income in Jamestown was estimated at \$69,444 and the average household income for Jamestown was estimated at \$85,317. This was lower than the estimated median household income, \$70,214 and average household income of \$97,189 in Boulder County.

Housing Value⁴

The median housing value in Jamestown was estimated at \$289,800 between 2009 and 2013 compared to \$350,900 in Boulder County. Despite the 2013 flood, housing values have continued to steadily increase. In general, Jamestown will follow county level and regional trends. Assuming a 20% down payment, a 30-year fixed rate mortgage with an interest rate of 4.5% and assuming that 28% of gross income should be used for principal and income payments, a household income of \$60,000 to \$75,000 would be needed to afford these homes. Jamestown’s median household income in 2015 was estimated at \$69,400.

Housing Types⁵

Single-family homes are the primary type of housing in Jamestown, accounting for 133, or approximately 94%, of all housing units. This includes single-family homes with accessory units. There are 2 duplexes and one multi-family mixed-use building.

Housing Tenure

According to the 2015 *Housing and Land Use Study*, the majority, 76.2%, of the housing units are owner-occupied. There were no vacant housing units and renters occupied approximately 23.8% of the units.

³ 2015 *Housing and Land Use Study*

⁴ Ibid.

⁵ 2015 *Housing and Land Use Study* adjusted to post-flood count

Growth Rate

According to the *Jamestown Land Use and Housing Study* (using demographic data and building permit records), although there have been fluctuations, the average growth has been approximately 1 unit per year since 1950. This does not include houses that were rebuilt due to the 2013 flood damage.

Existing Land Use

The existing land uses within town limits consist of improved residential, non-residential (commercial and education), town public uses (e.g. water treatment plant, town hall, parks, open space, etc.), and unimproved land including privately held land and forest service land. Approximately 61.6 acres within town limits is forest service land. Developed parcels, including improved residential, non-residential, and improved Town-owned properties (the majority of Town-owned land is vacant), consist of approximately 30% of the total parcel acreage. Land Use maps can be found in the Land Use Chapter (Chapter 8) of this plan.

Existing Land Use / Property Type*	Parcel Count	Parcel Acres**	Percentage of Total
Residential (e.g. single family)	134	96	28.0%
Non-residential (e.g. Merc, school)	3	1.1	0.3%
Town Public (e.g. water treatment plant, town hall, parks, open space)	24	51.4	15.0%
Unimproved (vacant) residential	62	116.2	33.8%
Boulder County (vacant)	1	0.2	0.1%
Forest Service (vacant)	12	61.6	18.0%
No record (vacant)	11	16.5	4.8%
Total	247	343*	100.0%

Figure 2-6: Existing Land Use

* Boulder County Assessor Property Type designation

** Parcel acres is total area minus rights-of-way

Source: Boulder County Assessor's data; Boulder County Geographic Information Systems; 2015 Housing and Land Use Study