



Edwards Metro District Community Survey

February 2026



EDWARDS
COLORADO



Magellan Strategies

Your Trusted Survey Research Partner

Methodology



The Edwards Metropolitan District (EMD) invites you to participate in an important community survey regarding local issues and the quality of services and programs. Your responses will have a direct impact on decisions affecting our community now and in the future. Make your voice heard by sharing your opinion and participating in the survey. Your answers are completely confidential, and the survey will only take 10 minutes to complete.

If you have any questions about the survey, please contact us at [970-926-6060 ext 107](tel:970-926-6060).
Let's get started!

Magellan Strategies is pleased to present the results of a community survey of 277 residents within the Edwards Metro District.

The interviews were conducted from January 14th – February 28th, 2026. This survey has a margin of error of +/- 5.7% at the 95 percent confidence interval.

The survey results are weighted to be representative of the district's adult population.

Key Takeaways & Opportunities

1.) Traffic and transportation are the dominant community concerns: Residents consistently identified traffic congestion and transportation infrastructure as the top issues facing Edwards. Concerns focused especially on Highway 6 congestion, roundabout bottlenecks, safety, and the impact of continued development on traffic conditions.

2.) Quality of life is rated very highly overall: Residents report very strong satisfaction with living in Edwards:

- 96% rate Edwards as a good or excellent place to live
- 90% rate the overall quality of life as good or excellent
- 91% rate their neighborhood positively

3.) Wildfire preparedness and street improvements are top spending priorities: When asked to rank budget priorities, residents placed the highest importance on:

1. Wildfire preparedness
2. Street improvements
3. Parks and recreation / pedestrian improvements

Items like landscaping or aesthetic improvements ranked much lower.

4.) Strong concern about growth and overdevelopment: A theme throughout the survey is anxiety about rapid growth and high-density development. Many residents worry Edwards is losing its small-town character, with concerns about large projects, crowding, and development outpacing infrastructure. At the same time, there is tension because some residents still support affordable/workforce housing for local workers.

Edwards Metro District Resident Top Issue Priority

The Edwards Metropolitan District (EMD) is a local government entity that provides essential services to our community through a voter-approved mill levy on property taxes and a 1% sales tax.

EMD's service plan includes streets and drainage, traffic signalization and transportation improvements (such as the Hillcrest roundabout), parks and recreation in partnership with Eagle County and Mountain Recreation Metropolitan District, mosquito control, fire protection services in coordination with Eagle River Fire Protection District, and police protection services in coordination with Eagle County's Sheriff's Office.

EMD also works collaboratively with Eagle County and other entities to support additional community services, including planning and land use, water and sanitation, recreation, and public health.

Please describe the top three or four priorities you think the Edwards Metropolitan District should address.

Traffic, Roads, and Transportation Infrastructure: This is by far the most frequently mentioned issue. Residents repeatedly referenced congestion, safety, and infrastructure limitations—especially related to Highway 6, roundabouts, and growth impacts. Many comments specifically mention Highway 6 congestion, roundabout bottlenecks, and concerns that new development will worsen traffic problems.

Growth, Housing, and Land Use / Development: The second major theme centers on community growth and development pressures.

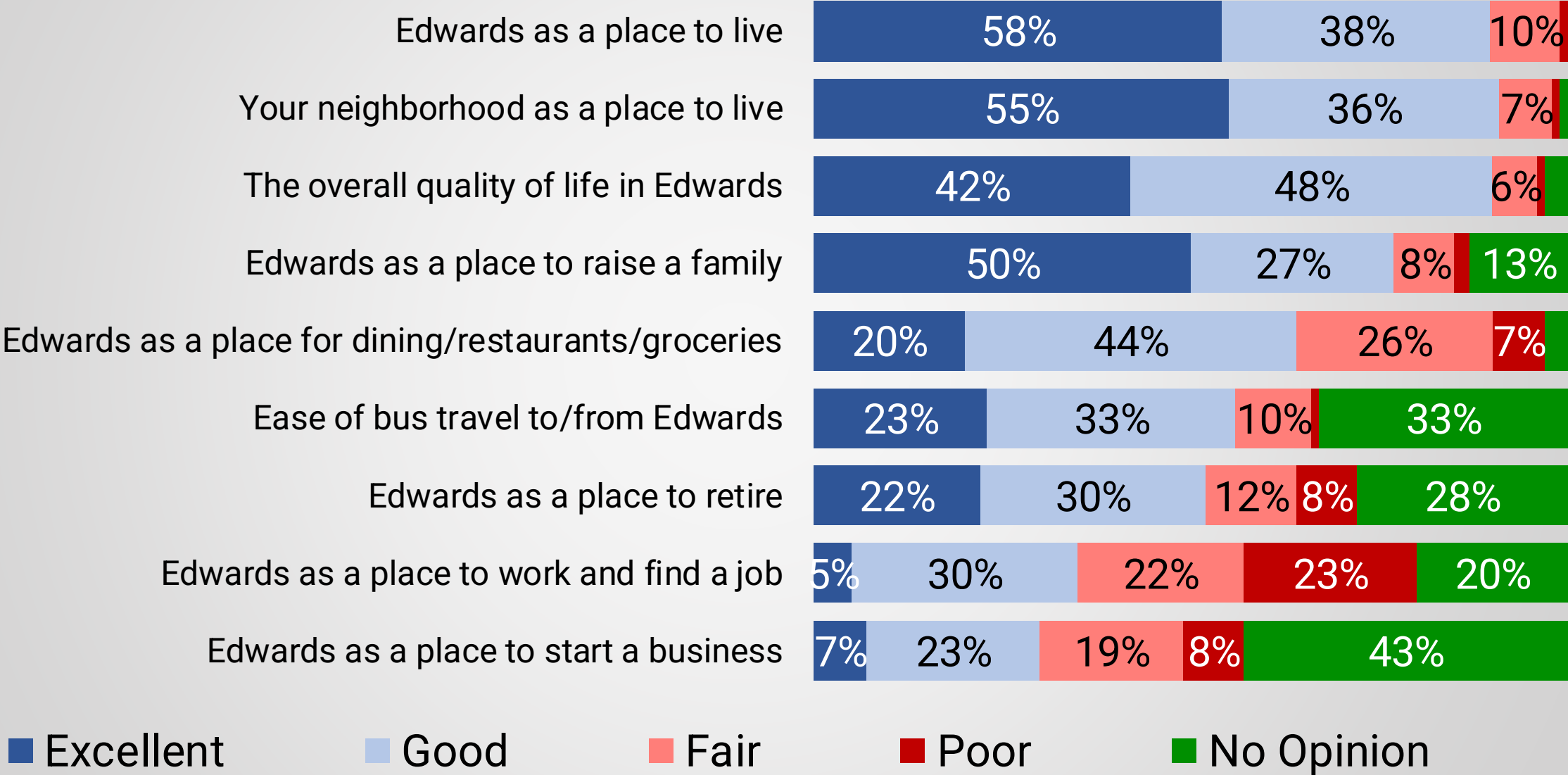
Residents raised issues such as: overdevelopment and high-density housing, protecting open space and natural areas, concerns about large new projects (e.g., West End / Gas House development), infrastructure not keeping pace with growth, and the need for affordable or workforce housing. Many comments reflect tension between limiting growth to preserve the community character providing affordable housing for local workers.

Public Safety and Emergency Services (especially Fire Protection): A number of responses emphasized public safety, with fire protection and wildfire mitigation being the most prominent. Key issues include fire protection services and response capacity, wildfire mitigation and evacuation planning, police presence and law enforcement and traffic safety enforcement. Given the region's wildfire risk and expanding development, residents most frequently stressed the need to maintain strong fire protection services.

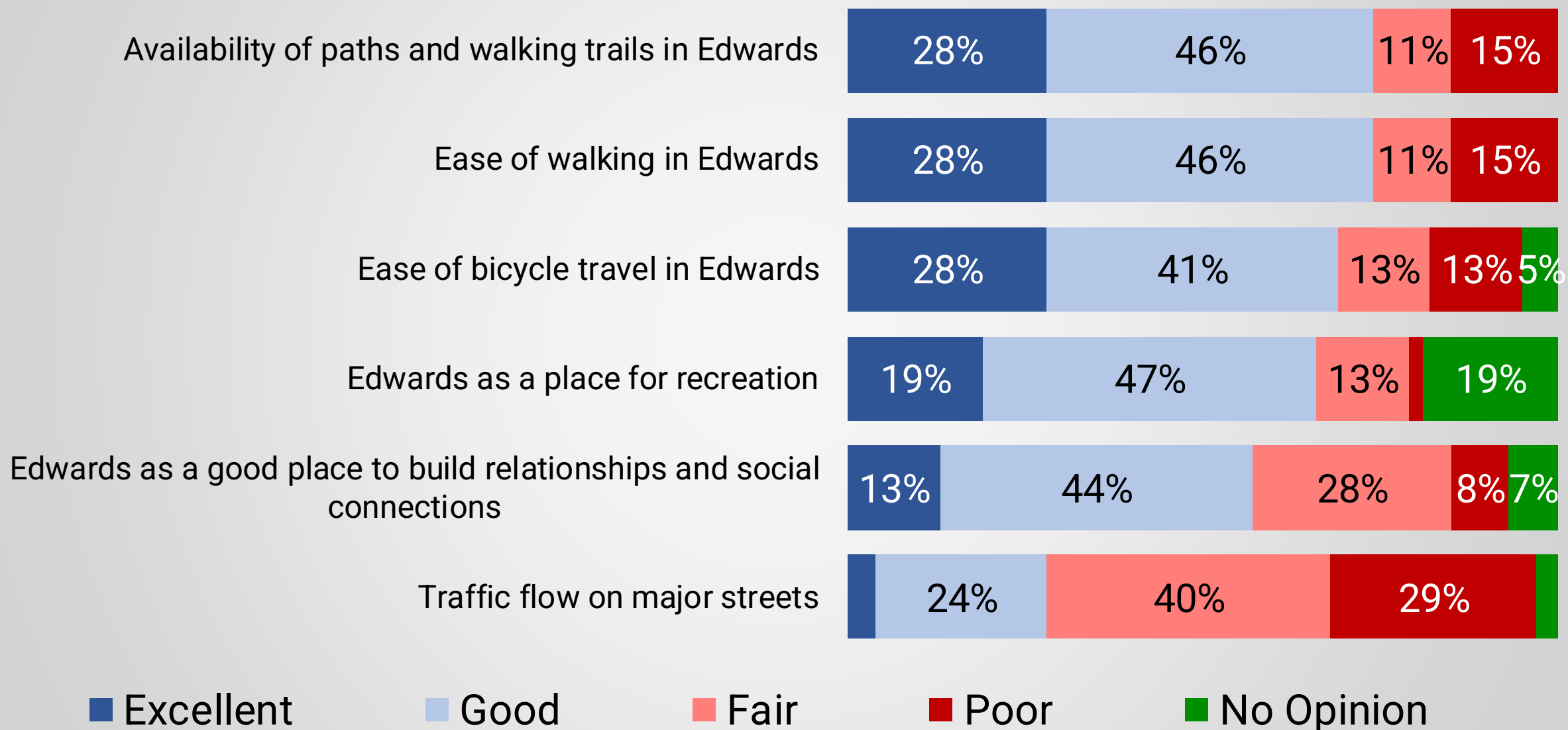


Edwards Metro District Quality of Life Questions

How would you rate Edwards on the following quality of life aspects?



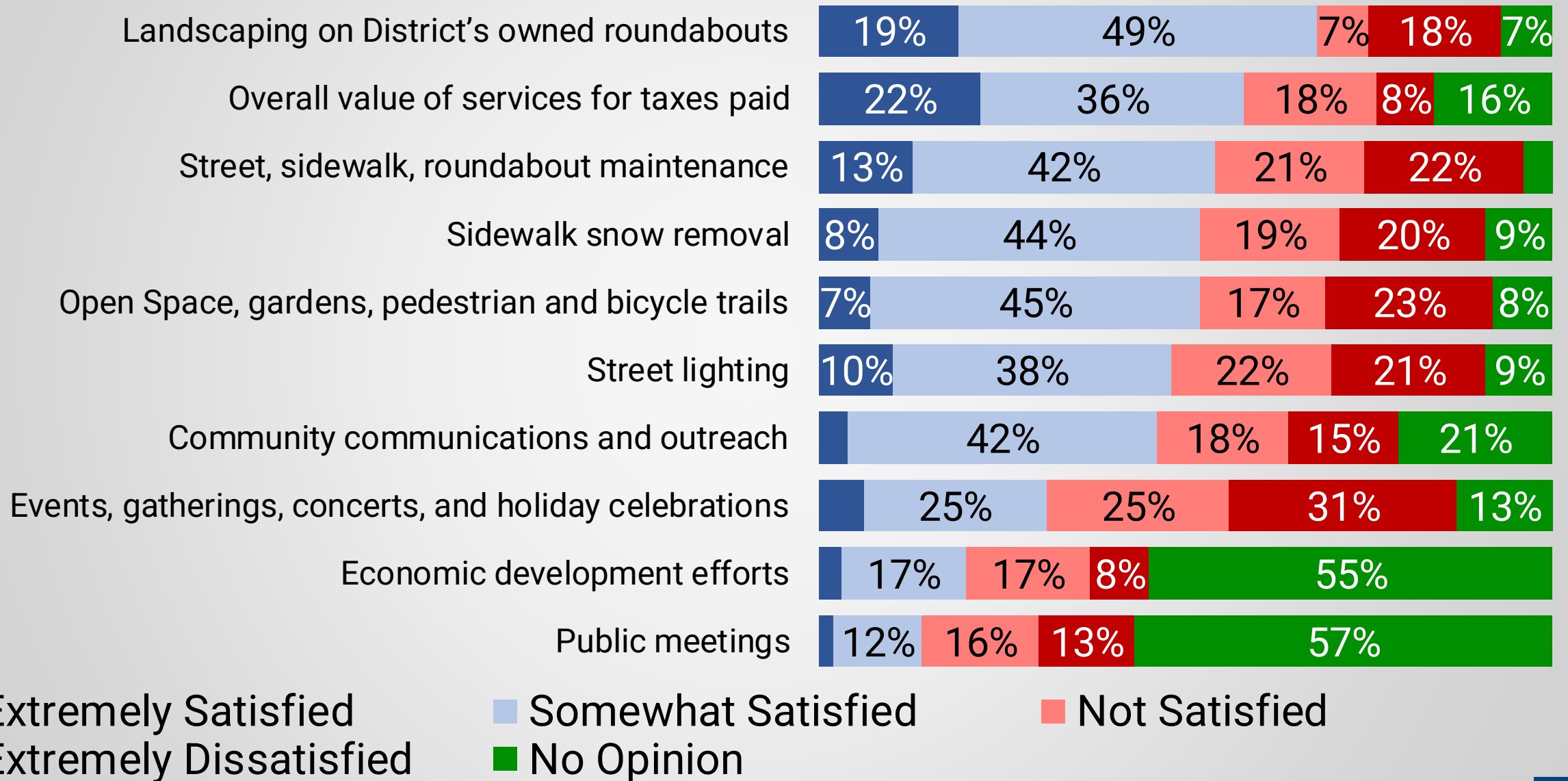
Please rate each of the following characteristics as they relate to Edwards as a whole.





Edwards Metro District Satisfaction with Services

Please indicate your level of satisfaction with the following services in Edwards.

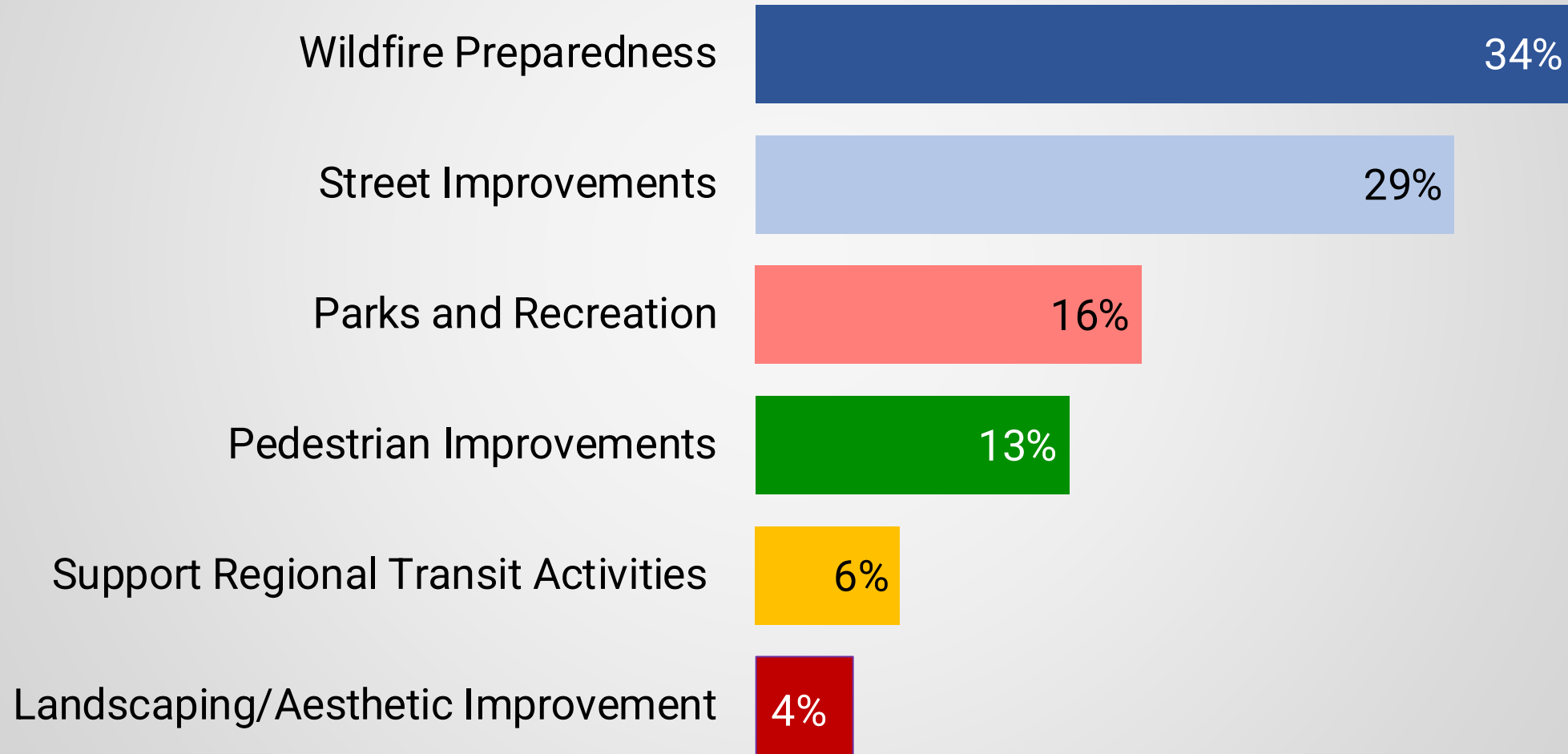




Edwards Metro District Ranking Budget Items

The Edwards Metropolitan District each year makes budget decisions, allocating taxpayer dollars toward services and programs. With that in mind, please rank the following 6 budget items in the order of priority that you would like to see. Ranking a budget item #1 indicates your top priority, and ranking a budget item #6 indicates your least or last priority.

(% Ranked as #1 Budget Item)



Do you have any specific thoughts or opinions about growth and development in Edwards that you would like to share?

Opposition to Overdevelopment and Preserving Edwards' Character: This is the clearest dominant theme. Many respondents feel Edwards is growing too fast and becoming too dense, with repeated concerns that it is losing its small-town, mountain, and natural character. People frequently mention overdevelopment, too much growth, and a sense of being too crowded. There is a desire to preserve open space, wildlife, views, and the community's existing feel.

Growth Outpacing Infrastructure, especially Traffic and Access: A second major theme is that existing infrastructure is not keeping up with development. The most common specific concern is traffic, especially Highway 6 congestion, the main Edwards roundabout, Riverwalk access, parking shortages and pedestrian safety. Many respondents say new projects should not move forward unless roads, transit, emergency access, and related infrastructure are improved first.

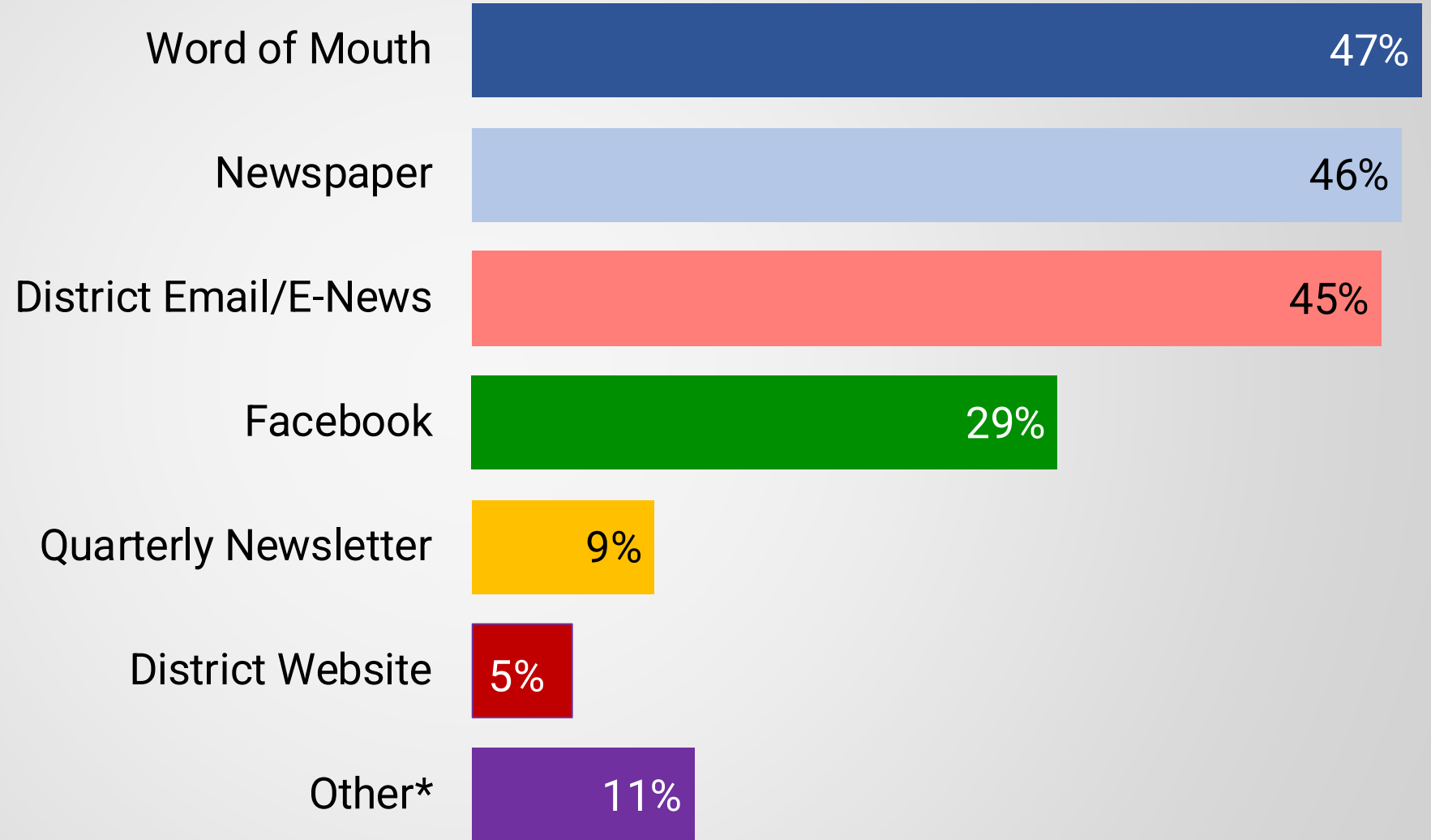
Housing Affordability, but Disagreement about How to Solve: A third major theme is housing. Many residents acknowledge the need for affordable/workforce housing, but they are divided over how to provide it. Common views include: support for more affordable housing, preference for ownership opportunities or single-family / Miller Ranch-style housing, and skepticism toward large apartment projects. There is also a frustration that some new projects are seen as serving developers, second homeowners, or higher-income renters rather than local workers and families.



Edwards Metro District Preferred Public Information Communication Options

Which of the following options do you use the most to stay informed about news and information from the Edwards Metropolitan District? Select all that apply.

* Other responses most frequently mention that they do not receive any news or information, and therefore there is a general lack of awareness for these respondents.





Edwards Metro District Final Thoughts

When you think about the look and feel of Edwards, what images or words come to mind?

Small-town/Community-Oriented: This is the strongest positive theme. Many respondents describe Edwards as: small town, quaint, friendly or family-friendly, and community-oriented. There is a strong emotional attachment to Edwards as a place that feels close-knit, livable, and local, especially compared with nearby resort communities.

Natural Beauty, Outdoors, and Peaceful Setting: A second major theme is the image of Edwards as a place defined by nature and scenery. Residents frequently mention the mountains, river, open space, natural beauty/peaceful setting, and outdoor recreation opportunities. This suggests that Edwards' identity is strongly tied to its scenic setting, access to nature, and relaxed atmosphere.

Concern about Overcrowding: A third major theme is anxiety that the community's traditional feel is being eroded. Many respondents mention traffic, crowding, overdevelopment, loss of small-town charm, and the feeling that Edwards is becoming more expensive and less distinctive. This shows that alongside a lot of positive imagery, there is a very clear undercurrent of concern.

Are there any comments, thoughts, or suggestions you would like to provide to the Edwards Metropolitan District Board of Directors?

Growth, Development, and Preserving Character: This is the most dominant theme. Many residents urge the board to slow development and ensure growth aligns with Edwards' existing identity and infrastructure. Common concerns include: overdevelopment and high-density housing, large projects along Highway 6 and near the river, and requests for a moratorium or stronger limits on growth. Many comments emphasize protecting community character, quality of life, and natural assets while planning growth more carefully.

Infrastructure, Traffic, and Safety Challenges: The second major theme focuses on transportation, infrastructure capacity, and public safety, particularly as the community grows. Common issues mentioned include traffic congestion and roundabout safety, Highway 6 access and pedestrian crossings, parking shortages and road capacity, and calls for infrastructure improvements before approving more development. Residents frequently link these concerns directly to new housing developments and population growth.

Housing Affordability and Supporting Local Residents: A third major theme is the high cost of living and lack of affordable housing for the local workforce. Comments include: rent and home prices being too high for local workers and families, calls for more workforce or deed-restricted housing, concern that Edwards is becoming dominated by second-home owners or wealthy residents, and a desire to keep local families and workers in the community.

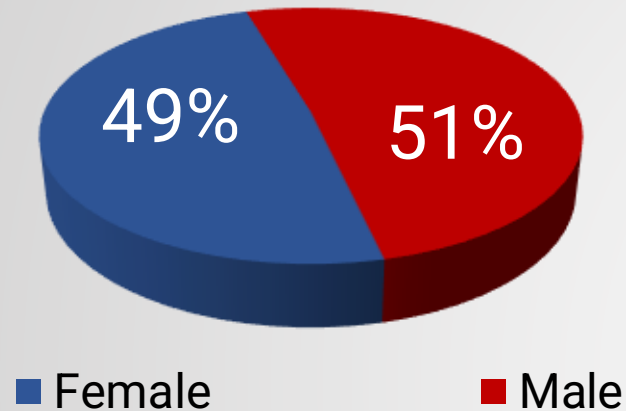
While some oppose large apartment projects, many respondents still stress the need for housing solutions that truly serve local residents.



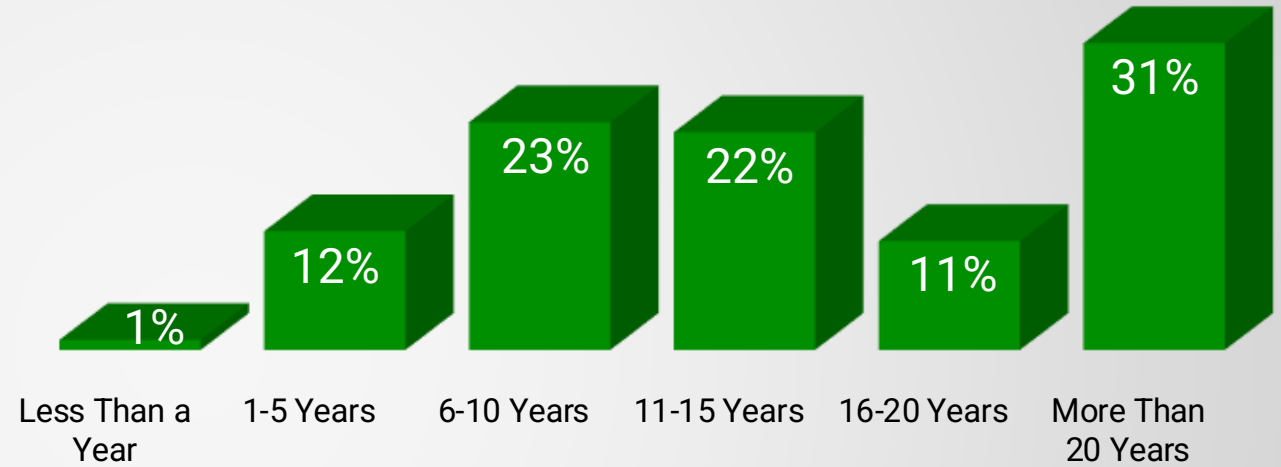
Survey Demographics

Survey Demographics

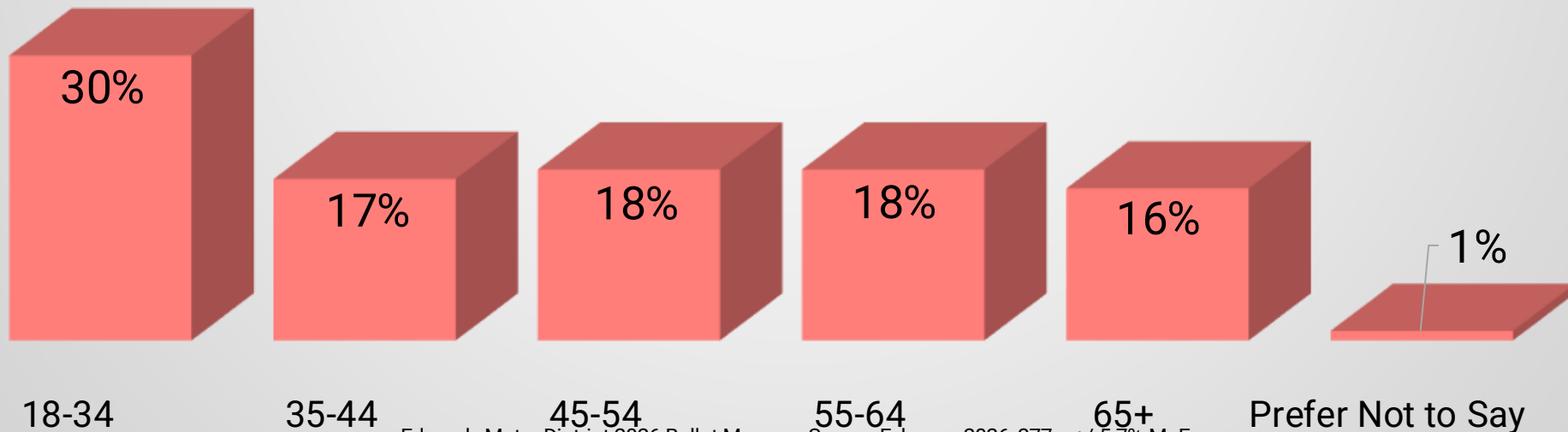
Gender



Live in Edwards



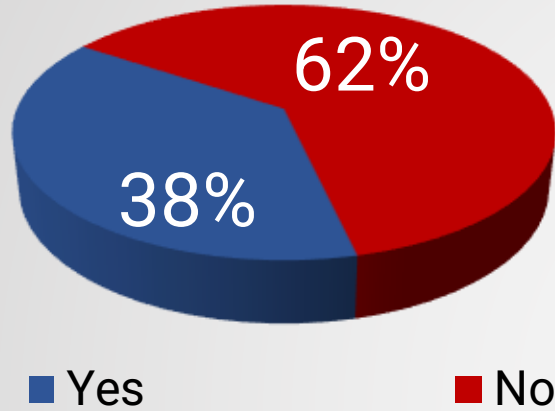
Age



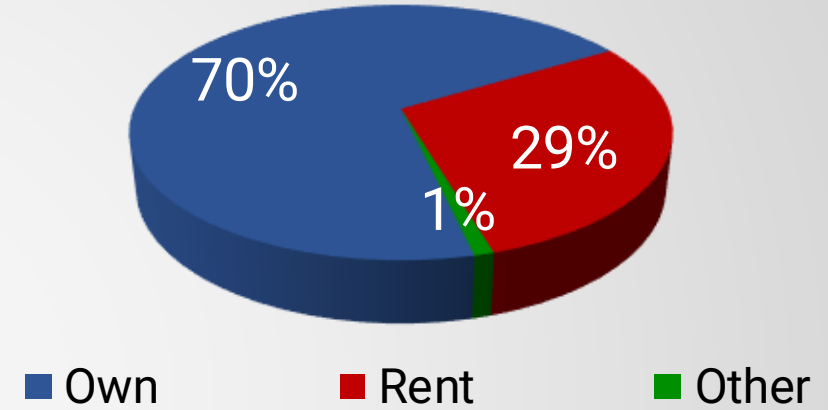
Edwards Metro District 2026 Ballot Measure Survey, February 2026, 277n, +/-5.7% MoE

Survey Demographics

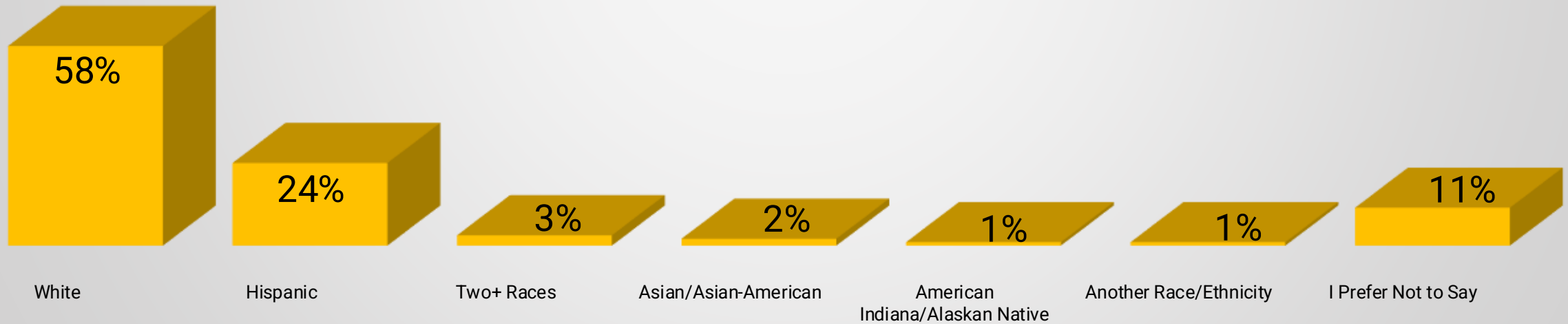
Child in HH Under 18



Rent or Own?

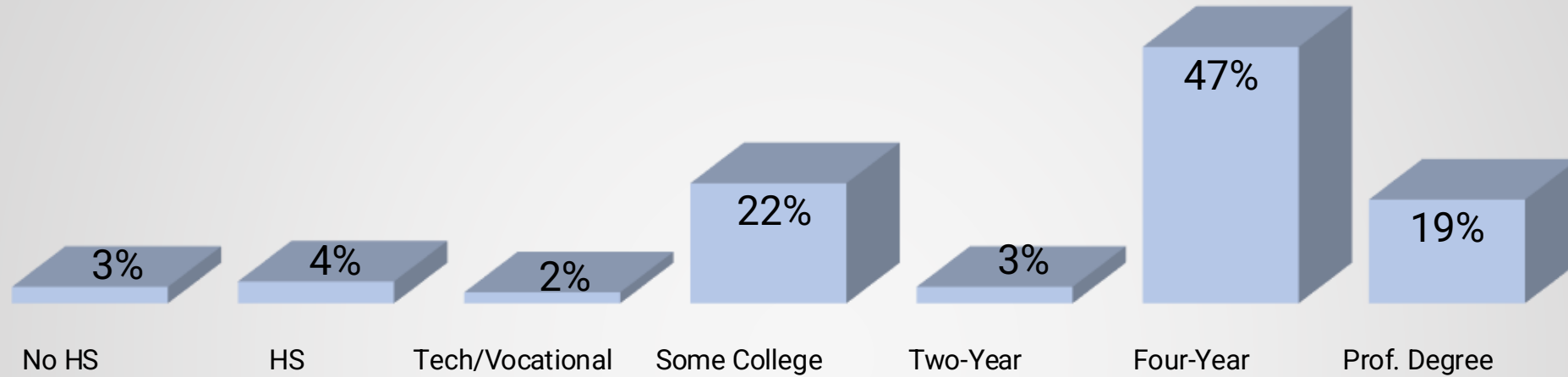


Race/Ethnicity

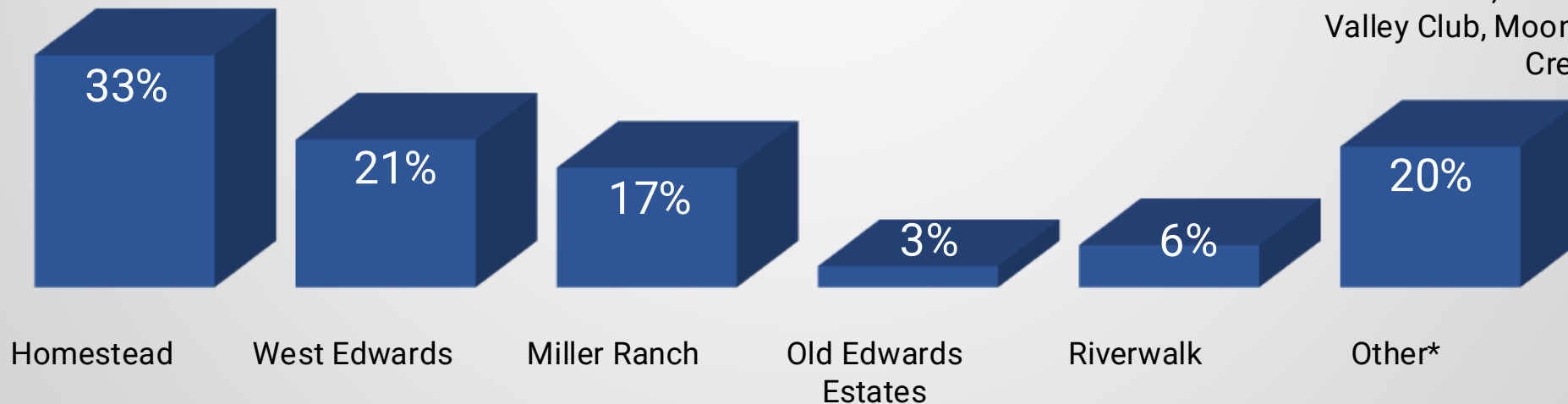


Survey Demographics

Highest Level of School



Where do you live?



*Other responses most frequently list:
The Reserve, Brett Ranch, Cordillera
Valley Club, Moonridge and Miller's
Creek.

Magellan Strategies
4800 Aspen Creek Drive
Broomfield, CO 80023
MagellanStrategies.com
(303) 861-8585

David Flaherty | Ryan Winger
Courtney Sievers

