

# ***Open Space Advisory Board***

## **Agenda**

**Wednesday, August 9, 2023**

**Field Tour- No Formal Discussion or Voting**  
**Leaving from the Louisville Recreation Center**  
**900 West Via Appia, Louisville CO, 80027**

OSAB members and the public will meet in the south west corner of the Louisville Recreation Center parking lot (900 West Via Appia). OSAB members will be transported by van to several sites unless they opt to travel in a personal vehicle.

Transportation will not be provided to the public. The public may follow in private vehicles.

Formal board discussion will not occur in the vehicle between property stops. Any discussion regarding the field tour will occur at the September 13, 2023 board meeting.

1. 6:00 pm Call to Order
2. 6:00 pm Roll Call
3. 6:02 pm Approval of Agenda
4. 6:03 pm Approval of Minutes
5. 6: 05 pm Discussion Available Property
6. 6:15 pm Field Tour to Potential Open Space Candidate Parcels:  
Opportunities for Preserving Open Space and Improving Trail Connectivity
7. Adjourn

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Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact the City Clerk's Office at 303 335-4536 or [MeredythM@LouisvilleCO.gov](mailto:MeredythM@LouisvilleCO.gov). A forty-eight-hour notice is requested.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión, por favor llame a la Ciudad al 303.335.4536 o 303.335.4574.

## **Open Space Advisory Board Meeting Minutes**

Wednesday July 12, 2023, 7:00pm  
Louisville Public Library, 1<sup>st</sup> Floor Meeting Room  
951 Spruce Street

### **1. Call to Order**

David called the meeting to order at 7:04pm.

### **2. Roll Call**

OSAB Members Present: David Blankinship, Laura Scott Denton, Charles Danforth, Susan McEachern, Helen Moshak, Jojo Follmar, Michiko Christiansen, Jessamine Fitzpatrick (attended remotely).

OSAB Board Members Absent: none

Staff Members Present: Ember Brignull

### **3. Approval of Agenda**

Charles moved to approve the agenda as written. Susan seconded the motion. The motion passed unanimously.

### **4. Approval of Previous Meeting's Minutes**

Susan moved to approve the June OSAB meeting minutes without edits. Helen seconded the motion. The motion passed unanimously.

### **5. Public Comments on Items Not on the Agenda**

-none-

### **6. Discussion Item: Fire Mitigation Recommendations for Public Lands. Presented by Meg Matonis PhD, The Ember Alliance and Bill Szafranski, Lynker.**

Meg and Bill were remote and Meg presented over Zoom.

Nayoung Hur gave a quick update in person. She said that Lynker is still waiting on new risk data from the State of Colorado. They will use these inputs to further modify their fire risk model for the City of Louisville.

Meg began by reporting that the consultants had held a public meeting with a small, but highly-engaged, group of citizens, who gave a lot of feedback. They have also met with staff from

Parks, Open Space, and Public Works, to learn from their challenges, ideas, and concerns. She presented a slide show that summarized the material in the meeting packet.

Meg presented the Overarching Messages the consultants are trying to communicate to the public. Some of these messages include: the variability of land types that the City must manage, that the City is already doing a lot of mitigation work, that all mitigation measures will require tradeoffs with other goals for the land, and that management for shortgrass prairie remediation will simultaneously help with wildfire mitigation.

Meg talked about the types of fuel treatments, noting that full “firebreaks” and more modest “fuel breaks” can reduce the spread of fire to an extent, but cannot stop the entry of embers blown into an area. She added that most fuel breaks do not work without both consistent maintenance and the presence of firefighters at the time of an actual fire. The purpose of a fuel break is to slow the fire, to reduce its flame length, and to give firefighters a control and access point, not to fully stop a fire.

She said that after feedback from staff they have separated their fire mitigation recommendations into several category types: open space, non-irrigated parks, and irrigated parks. Ditches within the city are not owned or maintained by the city, but they have included them in this analysis, hoping that ditch owners will also follow their recommendations. The consultants created a wildfire mitigation approach for each property category (see page 17 of the packet).

The next part of her presentation addressed pros and cons for various strategies of fire mitigation and summarized whether or not they are recommended for each of Louisville’s public lands type. If a strategy has two checks, it is highly recommended for that land type, one check is a recommended strategy that may have moderate benefits, an X means the strategy is not recommended, and an (X) means that the strategy is only recommended in very specific circumstances.

Prescribed burns: In general, the consultants are very much in favor of the mitigation benefits of prescribed burns on open space land, pointing out that they are effective at controlling cheatgrass and smooth brome, two invasive species that create a lot of fuel cover on some of the city’s open space ecosystems. Meg added that prescribed burning is much more effective in conjunction with other controls that manage for native species, like herbicide use and seeding.

Herbicide and integrated weed management: Meg reported that she heard citizen feedback with dramatically opposed opinions on herbicide use on open space land. Herbicides can help with the reduction of non-native fuel cover and are particularly useful in conjunction with other strategies, so they are recommended for use for fire mitigation on open space.

Animal grazing: Grazing is good for reducing fuel height. Meg thought that animal grazing might have more public support than herbicide use, but she did list some potential drawbacks. Grazing is recommended for fire mitigation on open space.

Seeding with native grasses: Meg pointed out that simply seeding with native grasses alone is insufficient. Native grasses must be given a space to get established via other methods of removal, such as fire or herbicide use or grazing. Native shortgrass prairie grasses tend not to

grow during cool seasons and therefore reduce fuel at that time, so shortgrass prairie restoration on open space is a useful strategy for fire mitigation.

Prairie dog maintenance: Prairie dogs dramatically reduce the amount of fuel on open space land, sometimes reducing the grasses to bare earth, and thus are very useful for fire mitigation. She listed several potential disadvantages of prairie dogs on open space, including that total removal of grass can reduce the visual appeal of the prairie and allow non-natives opportunities for establishment.

Broadscale mechanical mowing: Mowing entire open space properties was not recommended. She noted that if the clippings from the mowing are not removed, then they could exacerbate ember production during a high-wind event. However, in a lower-wind event, they might not be harmful. There are a lot of concerns about broadscale mowing, such as reducing wildlife habitat and directly killing wildlife. The consultants concluded that possible advantages of broadscale mowing are outweighed by the unfavorable tradeoffs for the land.

Mowing specific fuel breaks: While broadscale mechanical mowing was not recommended, the targeted creation of mowed fuel breaks was recommended. Fuel breaks can reduce grass height and potential flame lengths, while giving control lines and access points to firefighters during fires. Meg pointed out that fuel break mowing could potentially give citizens a false sense of security about their wildfire risk, especially as they are less useful during high-wind events. It is unclear how wide a fuel break needs to be in order to be effective. She presented some research where scientists have tried to model the success of different fuel break widths under varying conditions, but the research is ambiguous and hard to apply to the scenario of the actual Marshall Fire. Meg concluded that 8-12 foot fuel breaks would probably be helpful for many fires, but they wouldn't have helped much during the very dry, very windy conditions of the Marshall Fire, where even a maximalist 30 foot fuel break would not have helped. To illustrate this assertion, she shared that even the trees of the Target parking lot burned on the day of the Marshall Fire, despite being surrounded by ideal firebreaks of concrete and asphalt.

Charles asked whether the city trails themselves can act as fuel breaks, as they are hard-surface, 8-10 feet wide, and their margins get mowed. Meg said that trails are often on the interior of open spaces. Fuel breaks need to be placed closer to the things they are trying to protect, like the houses around the perimeter of open space properties.

Structure hardening: While structure hardening doesn't much apply to open space, there aren't many cons to structure hardening. Meg noted that the Rec Center is a great example of a hardened structure, but there are city parks where mulch might need to be reconsidered as a playground surface. Mulch can smolder and produce embers.

Irrigation and spot watering: This is a strategy that was recommended by citizens at the public meeting, but Meg and her team determined that it is not practical for open space and non-irrigated parks. In general irrigation is only used on open space temporarily, where specific plants are being established. She pointed out that irrigation can improve the moisture content in the field, but on hot, dry days, it evaporates too quickly to be useful. Watering can also stimulate plant growth, actually causing an increase in fuel load for fires.

Meg touched on several other recommendations, such as incentive programs for private fence replacement and vegetation removal, fire prevention education campaigns, public surveys to determine public opinions on management tradeoffs (to ensure policy is not determined solely

by the loudest voices), and investing in wildfire rapid detection technology in conjunction with local fire departments and the county.

After her presentation, Meg asked the board for their comments and questions.

Susan asked if the Marshall Fire actually mimicked the management effects of a prescribed burn on smooth brome. Ember replied that staff had been monitoring this issue. She said that on Davidson Mesa there have been patchy areas with increased native cover, but other areas with increased weed cover. She added it was unclear how much of that was response to the fire and how much was the remarkably wet spring we had this year. Meg added that at Avista open space, there is a lot more of a patchy ground cover, as a lot of thatch has been removed by the fire. They both thought that prescribed burns would have to be paired with seeding and intentional management. Susan asked if staff had been seeding this year and Ember described what her staff have been doing.

Helen commented that a major “con” of irrigation and watering is that it would take a lot of infrastructure to pull off, not just hoses.

Helen asked whether there is mowing technology that would enhance mulching, so the mowed thatch can decompose faster and not stay on the land as a hazard. Ember said she has been exploring this question with the mowing contractors.

David suggested changing the title of the prairie dog slide from “prairie dog maintenance,” since it suggests human removal and intervention.

David felt that the removal of trees and shrubs in fuel breaks will be unpopular if they are native species. He added this should be worded more carefully in anticipation of this. Meg replied that having shrubs and trees in a fuel break will produce embers and they should be removed if the primary objective is to have a fuel break hold.

Michiko asked if there are better or worse tree species for fuel breaks and whether the recommendations should include more nuanced recommendations about tree flammability. Meg said that the state has recommendations about the burn-properties of specific species. Ember added that Meg has traveled the open system to look at particular stands of trees that may be of concern. Ember added that hearing OSAB’s concern about excessive tree removal was useful.

Helen recommended that the city provide a website that can provide resources and education for private landowners. Ember replied that this was part of the plan. She also had the idea of providing fire hardening tips for use by professional landscapers. Helen thought that was a very good idea.

Susan said that the report should reflect the reality that to actually remove smooth brome for shortgrass prairie restoration would require large-scale herbicide control and therefore is not likely to be popular or feasible.

Helen commented that Meg’s presentation to the board might be a useful appendix to the report, as it was easier to digest. Meg said she thought it could be included in the report and

could be shared with the public. Helen and Laura said they would like to have the presentation included as an addendum to the July meeting's minutes.

Laura said that while she watched this presentation with its lists of pros and cons for each mitigation strategy, she found it hard to weigh the tradeoffs without any sort of cost estimates. Some of the strategies are significantly more cost-prohibitive than others, and the Open Space operations budget is tight. Meg and Ember said that they are working on this information and it will be included in the final report. Laura said even a relative cost ranking, like "high-medium-low", might be helpful.

Helen felt like it would be helpful to include a few words in this report that place it in the context of the other actions that the city is taking to address the problems of the Marshall Fire. She wanted to be sure people don't think open space hardening is the only solution to the problem of wildfire protection. Ember said that this sort of information would be included in the final report.

Sharie Sommer, a Louisville resident, commented that fire mitigation strategies need to be parcel-dependent and would require active, responsive management. She said she is involved with the Louisville Wildlife Advocates group, and they are very interested in prairie dog issues, noting that they would take interest in the plan to use prairie dogs for fire mitigation. Ms. Sommer added that Highway 36 was a huge firebreak and it couldn't stop the fire on the day of the Marshall Fire. Meg agreed, saying that mitigation only works up to a certain point. Meg observed that from her analysis, there was nothing that Park and Open Space management could have been doing differently that would have mitigated the effects of the Marshall Fire on that day.

## **7. Information Item: Staff Updates, Presented by Ember Brignull, Open Space Superintendent.**

See Staff Updates on pages 36-58 of the March OSAB Meeting packet.

Ember has just learned that the Ditch Company will be removing vegetation in the Goodhue Ditch. This will include the removal of vegetation, including some cottonwood trees at Walnut and Daughenbaugh. The work will likely start soon. Ginger will be posting information on the webpage and putting signs up in the field, as citizens have questions when they see vegetation coming down. Ember and the city forester worked with the Ditch Company to get them to save as many trees as possible.

The trails and maintenance staff position has been filled. Candidates are interviewing for the senior natural resource management position.

Ember mentioned the Lou program described in the meeting packet, and Jojo asked who the audience for the Lou program was supposed to be: children or adults? Ember replied that it was for everyone.

Charles asked for some background about the Church/Tennis/96<sup>th</sup> Street Trail Update. Ember explained that a few years ago, the board had been asked whether it would be interested in land dedication and a trail running along the eastern edge of the 96<sup>th</sup> Street properties during

a PUD for a previous landowner. The board had been in support and had even commented on specific issues such as alignment and trail elevation. The land ownership has changed hands since then, and is now being built up, including the new 7/11. The trail corridor from the city-owned land in the north all the way south to Dillon has been deeded to the city, but building the actual trail will now fall to the city. With the 104<sup>th</sup> Street Trail running parallel to this trail and the Redtail Ridge development in limbo, it is unclear whether the city will pursue building this trail in the near-term.

Helen wanted to know when Wayfinding would pick back up again. Ember said that the project has been passed to the new Parks/Open Space project manager and the original plan was to revisit the project in July.

David asked for an update on the trail work at Coyote Run. The trail east of Washington has been reopened, but the trail is now closed between Washington and Kennedy. David recommended publishing detours for people when trails are closed.

David asked if the City mowing was finished. Ember estimated that it is ~85% complete. She said that the Open Space webpage now has a mowing map that citizens can check, thanks to Ginger. It includes information about mowing widths and mowing frequency. Ember added that some citizens are requesting wider fuel breaks. One concern of creating wider mowing strips is creating “mohawks” that give an open space an awkward, uninviting unnatural look.

## **8. Information Item: Board Updates**

### **Sales & Use Tax Task Force:**

Jessamine reported that the City Council had its first reading last night and the measure was referred to the ballot without the opportunity for public comment.

### **OSAB Trail Planning Process:**

Abby, Ember, Adam, Jeff from Public Works, Ellen from PPLAB, and David met to discuss a process for board comments on trails when they don't occur on Open Space land. David reported that the charter is quiet on the topic, but after discussion, Adam agreed that all trail building projects should be reviewed by OSAB, even if they do not occur on Open Space land. There was no pushback on this decision.

### **Council Discussion Regarding Board and City Council Process & Protocol:**

David recently checked with City Manager Jeff Durbin about the state of City Council's discussion on communication with boards and didn't have much to report. He also listened to the council meeting about citizen boards. He reported that Council thinks the boards should all have 7 members, but he wasn't sure whether that included an alternate (OSAB currently has 7 full members and one alternate). Council did not end up recommending term limits for board members. They also did not recommend combining boards, but the idea of combining PPLAB and RAB is still under discussion. David said that there was some discussion of EDI values for boards. And while no requirements were made, Council liked the idea of recommending that boards informally enforce term limits (generally 2-3 years) for the chair position.

### **General Updates:**

David reported a few observations. There has been some trail work and repair west of Centaurus High School on Mayhoffer North property.

The 88<sup>th</sup> and Dillon trails are essentially finished, but there will be re-seeding done there.

Someone has put up signs that indicate the route from Louisville to Lafayette in the Steel Ranch area. He thinks this speaks to the citizens' need for better trail Wayfinding. Pictures of the signs have been posted to Facebook, but we don't know who did it. Michiko thought they were very creative.

Adam's schedule has him attending the August meeting of OSAB. The board agreed that they would rather have him attend in September, if possible, because August will be the property driving tour.

**9. Discussion Item: Identify Land Acquisition Properties to be Evaluated & August Tour Route Time. Presented by Laura Scott Denton and Michiko Christiansen, Acquisition OSAB Tiger Team**

Sherry Sommer, a Louisville resident, asked whether parcels can be included in the ranking if they are under quasi-judicial review. She would like to see the Redtail Ridge properties be the top acquisition priorities. She would also like to see any land adjacent to Coal Creek and riparian areas be a top priority.

Katherine Smith, a Louisville resident, felt that riparian land is the most important land type to preserve.

Ember began the discussion saying that the city attorney has told her that the board should not rank land under quasi-judicial review (i.e., Redtail Ridge). Laura commented that while she understood that OSAB would not be permitted to visit the Redtail Ridge properties for the process of acquisition ranking, there are lots of board members who are new who were not included in the property tour that occurred several years ago. She is concerned that they will be asked to sign off on decisions about that land without having a chance to see it in person. She asked Ember to see whether the board can visit the land again in advance of such an ask.

Laura led the discussion with the board about which currently-lettered parcels they would like to visit and whether there were parcels that are not currently-lettered that the board should also evaluate (see the map on page 44 of the meeting packet). Board members suggested several new parcels that have not been previously considered in the land acquisition ranking process. Charles suggested two small parcels just north of the west side of the Overlook Underpass. He thought Boulder County and/or Superior might be interested in partnering, and that the land would connect to social trails to the north. Susan mentioned that Avista Hospital may be moving locations. If it does, the undeveloped land it owns might make a good parcel to consider. It is contiguous to open space land the city already owns and would allow a trail connection to the Hwy 36 bikeway. David recommended the undeveloped land adjacent to the Coal Creek Trail that wraps around the parking lot of the former Medtronic building. Ember mentioned that that land has a lot of weeds that spill into open space land at the Coal Creek Trail and staff would like to control them. David added that it would provide a good buffer to the trail. Charles also suggested the property with the red barn between Community Park and Coal Creek. Ember said it has a conservation easement on it and that the landowners have sold



many parcels to the city that are now open space. It is not currently for sale, but would make a nice addition to the city open space if it ever were. The board agreed that all these suggestions would be worth putting on the ranking list and visiting on the property tour.

The board would like to visit all of the aforementioned parcels, along with the D properties, the N properties, MM, and the WW properties (see the map on page 44 of the meeting packet). Board members should take some time to personally examine XX, F, B, and H-J, since these properties will be on the ranking document, but won't be visited on the driving tour. The board recommended removing C.2 and II from the map as they have been sold and built upon.

The property tour will start at 6:00. Citizens are welcome to follow in their personal cars and open meeting rules should be observed. Ember will give a starting location, but it will probably be the Rec Center.

**10. Discussion Items: OSAB Goals and Accomplishments. Presented by David Blankinship, OSAB Chair**

Each team lead reviewed the Goals and Accomplishments document and weighed in on what is written.

Acquisition: looked good

Trails: looked good

Wayfinding: Helen had to leave before this section of the meeting, but the other board members thought it looked okay.

Education: looked good

Sales Tax: Jessamine recommended changing the "when" section on Specific Action #2 to February – July.

General Business: looked good

Resource Management: Susan reported that there have been three weedwacker events. She is writing an article about eco-friendly gardening and landscaping for the city fall bulletin. Ember said she would send Susan the state's information about fire-resistant vegetation for her article.

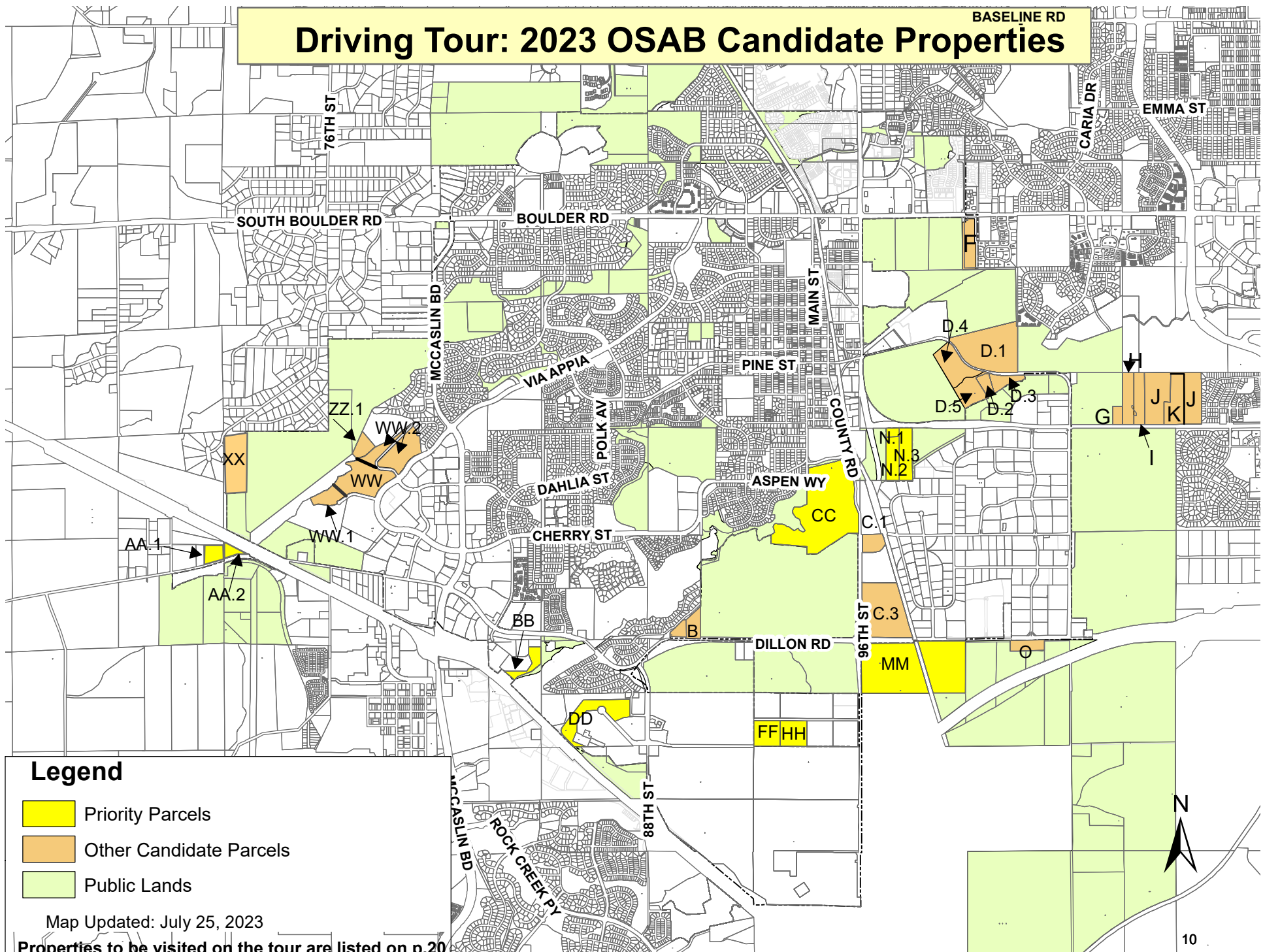
**11. Discussion Items for the Next Meeting August 9<sup>th</sup>, 2023.**

1. Property Tour starting at 6:00pm

**12. Adjourn**

The meeting adjourned at 10:14 pm.

# Driving Tour: 2023 OSAB Candidate Properties



## Legend

- Priority Parcels
- Other Candidate Parcels
- Public Lands

Map Updated: July 25, 2023

Properties to be visited on the tour are listed on p.20

**2023 Candidate Open Space Ranking**

Name:

ID	Parcel	Size (acres)	Natural Resource Value (1-10)	User Experience Value (1-10)	Strategic Value (1-10)	Notes on possible management goals
	Driving Tour					
1	D.4	11.05				
2	D.1	14.75				
3	D.5	8.9				
4	D.2	3.33				
5	D.3	5				
6	N.1	1.65				
7	N.2	8.28				
8	N.3	9.9				
9	CC	67.54				
10	MM	72.42				
11	DD	15.42				
12	BB	5.04				
13	AA.1	4.71				
14	AA.2	2.68				
15	WW	19.27				
16	WW.1	6.03				
17	WW.2	19.6				
18	ZZ.1	4.72				
19						
20						
21						
22						
	On Your Own					
23	XX	19.03				
24	F	9.13				
25	B	7.96				
26	G	2.59				
27	H	8.21				
28	I	8.1				
29	J	30.22				
30	K	12.05				
31						

Each board member will rate a parcel from 0-10 on three different scales. These ratings will be combined by staff (average and range) for each property.

**Natural Resource Value** (quality of vegetation, presence of wetlands/riparian areas/open water, wildlife habitat, habitat connectivity, topological/geologic significance, size)

**Visitor Experience Value** (public visibility, scenery, views, historical/cultural significance, passive recreation potential, trail potential/connectivity)

**Strategic Value** (agricultural preservation, city/county buffers, significance to the City's trail network, potential for partners, threat of development, relevance to Comprehensive Plan/Transportation Master Plan)

**Driving Tour: August 9, 2023**

**AA.1**

Opportunities for Preserving Open Space and Improving Trail Connectivity

Property	West of Hwy 36, North of Marshall Rd (4.71 acres, Agricultural)	
Value		
Aspirational Goal		
Backup Strategy		
Strategic Value:	Circle: H, M, L	
	Buffer Value:	Buffer between Louisville, Superior, and Boulder
	Potential Partners:	City of Boulder
	Adjacent Parcels:	City of Boulder to North
	Other Notes:	
Natural Resource Value:	Circle: H, M, L	
Property Goals:		
	> Protect view shed	
	> Provide larger contiguous acreage	
	> Increase habitat health	
Supporting Parcels:	AA.2	
Owner - relationship status	Ure- Utah	
Vision Statement		
Date of Recommendation:		

**AA.2**

Opportunities for Preserving Open Space and Improving Trail Connectivity

Property	West of Hwy 36, North of Marshall Rd (4 (?) acres, Agricultural)	
Value		
Aspirational Goal		
Backup Strategy		
Strategic Value:	Circle: H, M, L	
	Buffer Value:	Buffer between Louisville, Superior, and Boulder
	Potential Partners:	City of Boulder
	Adjacent Parcels:	City of Boulder to west
	Other Notes:	Adjacent to US 36 ROW- check future 36 expansion plans
Resource Value:	Circle: H, M, L	
	Habitat & Vegetation:	
	Riparian/Wetland:	
Property Goals:		
	> Protect view shed	
	> Provide larger contiguous acreage	
	> Increase habitat health	
	> Preserve Agricultural use/heritage	
Supporting Parcels:	AA.1	
Owner - relationship status	Lentz	
Vision Statement		
Date of Recommendation:		

**B**

Opportunities for Preserving Open Space and Improving Trail Connectivity

Property	SE of St. Andrews Ln, N of Dillon Rd (7.96 acres, Agricultural)	
Value		
Aspirational Goal		
Backup Strategy		
Strategic Value:	Circle: H, M, L	
	Buffer Value:	
	Potential Partners:	
	Adjacent Parcels:	Warembourg (east), Bowes (south across road)
	Other Notes:	
Natural Resource Value:	Circle: H, M, L	
	Habitat & Vegetation:	
	Riparian/Wetland:	
Property Goals:	> Create a grassland restoration demonstration area	
	> Protect view shed	
	> Provide larger contiguous acreage	
	> Increase habitat health	
	> Preserve Agricultural use/heritage	
Supporting Parcels:		
Owner - relationship status		
Vision Statement		
Date of Recommendation:		

**BB**

Opportunities for Preserving Open Space and Improving Trail Connectivity

Property	East of Hwy 36, South of Dillon Rd (5.04 acres, not zoned)	
Value		
Aspirational Goal		
Backup Strategy		
Strategic Value:	Circle: H, M, L	
	Buffer Value:	
	Potential Partners:	
	Adjacent Parcels:	Louisville Coal Creek Trail Corridor
	Other Notes:	Trail access from parking lot to North has been discussed in the past. Coal Creek Trail is on this land.
Natural Resource Value:	Circle: H, M, L	
	Habitat & Vegetation:	
	Riparian/Wetland:	
Property Goals:		
	> Provide larger contiguous acreage	
	> Increase habitat health	
Supporting Parcels:		
Owner - relationship status	TFG Coal Creek Property	
Vision Statement		
Date of Recommendation:		



**CC**

Opportunities for Preserving Open Space and Improving Trail Connectivity

Property	S of Bella Vista, W of County Rd/96th St (67.54 acres, not zoned)	
Value		
Aspirational Goal		
Backup Strategy		
Strategic Value:	Circle: H, M, L	
	Buffer Value:	
	Potential Partners:	Boulder County
	Adjacent Parcels:	Warembourg (south); Dutch Creek (west); Coal Creek Trail (North)
	Other Notes:	Red Barn- is it historic?, Native American or other cultural values?
Natural Resource Value:	Circle: H, M, L	
	Habitat & Vegetation:	
	Riparian/Wetland:	Coal Creek runs through property
Property Goals:		
	> Protect view shed	
	> Provide larger contiguous acreage	
	> Increase habitat health	
	> Preserve Agricultural use/heritage	
Supporting Parcels:		
Owner - relationship status	Warembourg Colorado Ranches LLC. Know owners and have collaborated on other projects.	
Vision Statement		
Date of Recommendation:		

**D.1**

Opportunities for Preserving Open Space and Improving Trail Connectivity

Property	N of Empire Dr (14.75 acres, Agricultural)	
Value		
Aspirational Goal		
Backup Strategy		
Strategic Value:	Circle: H, M, L	
	Buffer Value:	
	Potential Partners:	Boulder County
	Adjacent Parcels:	Mayhoffer (North ), Adler/Fingru (east)
	Other Notes:	
Natural Resource Value:	Circle: H, M, L	
	Habitat & Vegetation:	Known nesting raptors
	Riparian/Wetland:	Coal Creek and Riparian Corridor
Property Goals:		
Supporting Parcels:	D.2, D.3, D.4, D.5	
Owner - relationship status	Dancy	
Vision Statement		
Date of Recommendation:		

**D.2**

Opportunities for Preserving Open Space and Improving Trail Connectivity

Property	S of Empire Dr (3.33 acres, Agricultural)	
Value		
Aspirational Goal		
Backup Strategy		
Strategic Value:	Circle: H, M, L	
	Buffer Value:	
	Potential Partners:	
	Adjacent Parcels:	Aquarius (south)
	Other Notes:	
Natural Resource Value:	Circle: H, M, L	
	Habitat & Vegetation:	
	Riparian/Wetland:	
Property Goals:		
Supporting Parcels:	D.1, D.3, D.4, D.5	
Owner - relationship status	Stahr	
Vision Statement		
Date of Recommendation:		

### D.3

#### Opportunities for Preserving Open Space and Improving Trail Connectivity

<b>Property</b>	<i>S of Empire Dr (5 acres, Agricultural)</i>	
<b>Value</b>		
<b>Aspirational Goal</b>		
<b>Backup Strategy</b>		
<b>Strategic Value:</b>	Circle: H, M, L	
	Buffer Value:	
	Potential Partners:	
	Adjacent Parcels:	Aquarius (south)
	Other Notes:	
<b>Natural Resource Value:</b>	Circle: H, M, L	
	Habitat & Vegetation:	
	Riparian/Wetland:	
<b>Property Goals:</b>		
<b>Supporting Parcels:</b>	D.1, D.2, D.4, D.5	
<b>Owner - relationship status</b>	Glenn	
<b>Vision Statement</b>		
<b>Date of Recommendation:</b>		

### D.4

#### Opportunities for Preserving Open Space and Improving Trail Connectivity

Property	SW of Empire Dr (11.05 acres, Agricultural)	
Value		
Aspirational Goal		
Backup Strategy		
Strategic Value:	Circle: H, M, L	
	Buffer Value:	
	Potential Partners:	
	Adjacent Parcels:	Mayhoffer (north and southwest)
	Other Notes:	
Natural Resource Value:	Circle: H, M, L	
	Habitat & Vegetation:	
	Riparian/Wetland:	Coal Creek
Property Goals:	> Create a grassland restoration demonstration area	
	> Protect view shed	
	> Provide larger contiguous acreage	
	> Increase habitat health	
	> Preserve Agricultural use/heritage	
Supporting Parcels:	D.1, D.2, D.3, D.5	
Owner - relationship status	Holliday	
Vision Statement		
Date of Recommendation:		

### D.5

#### Opportunities for Preserving Open Space and Improving Trail Connectivity

Property	SW of Empire Dr (8.9 acres, Agricultural)	
Value		
Aspirational Goal		
Backup Strategy		
Strategic Value:	Circle: H, M, L	
	Buffer Value:	
	Potential Partners:	
	Adjacent Parcels:	Mayhoffer (southwest), Aquarius (south)
	Other Notes:	
Natural Resource Value:	Circle: H, M, L	
	Habitat & Vegetation:	Coal Creek
	Riparian/Wetland:	
Property Goals:	> Create a grassland restoration demonstration area	
	> Protect view shed	
	> Provide larger contiguous acreage	
	> Increase habitat health	
	> Preserve Agricultural use/heritage	
Supporting Parcels:	D.1, D.2, D.3, D.4	
Owner - relationship status	Schultz Family Trust	
Vision Statement		
Date of Recommendation:		

**DD**

Opportunities for Preserving Open Space and Improving Trail Connectivity

Property	East of Hwy 36, West of S. 88th St (15.42 acres, not zoned)	
Value		
Aspirational Goal		
Backup Strategy		
Strategic Value:	Circle: H, M, L	
	Buffer Value:	
	Potential Partners:	
	Adjacent Parcels:	Avista (North)
	Other Notes:	
Natural Resource Value:	Circle: H, M, L	
	Habitat & Vegetation:	
	Riparian/Wetland:	
Property Goals:		
Supporting Parcels:		
Owner - relationship status	Portecare Adventist Health Systems	
Vision Statement		
Date of Recommendation:		

**F**

Opportunities for Preserving Open Space and Improving Trail Connectivity

Property	South of S. Boulder Rd, W of Cimarron Dr (9.13 acres, not zoned)	
Value		
Aspirational Goal		
Backup Strategy		
Strategic Value:	Circle: H, M, L	
	Buffer Value:	
	Potential Partners:	
	Adjacent Parcels:	Harney Lastoka (west), Mayhoffer (south)
	Other Notes:	Has been discussed as a dog off leash area in the past for parks consideration
Natural Resource Value:	Circle: H, M, L	
	Habitat & Vegetation:	
	Riparian/Wetland:	
Property Goals:		
Supporting Parcels:		
Owner - relationship status		
Vision Statement		
Date of Recommendation:		



**G**

Opportunities for Preserving Open Space and Improving Trail Connectivity

Property	N of Empire Rd (2.59 acres, Agricultural)	
Value		
Aspirational Goal		
Backup Strategy		
Strategic Value:	Circle: H, M, L	
	Buffer Value:	
	Potential Partners:	
	Adjacent Parcels:	Esmail (north & west)
	Other Notes:	
Natural Resource Value:	Circle: H, M, L	
	Habitat & Vegetation:	
	Riparian/Wetland:	
Property Goals:		
Supporting Parcels:	H, I, J, K	
Owner - relationship status	Schmidt	
Vision Statement		
Date of Recommendation:		

**H**

Opportunities for Preserving Open Space and Improving Trail Connectivity

Property	N of Empire Rd, S of Stagecoach Dr (8.21 acres, Agricultural)	
Value		
Aspirational Goal		
Backup Strategy		
Strategic Value:	Circle: H, M, L	
	Buffer Value:	
	Potential Partners:	Boulder County
	Adjacent Parcels:	Esmail (west)
	Other Notes:	
Natural Resource Value:	Circle: H, M, L	
	Habitat & Vegetation:	
	Riparian/Wetland:	
Property Goals:		
Supporting Parcels:	G, I, J, K	
Owner - relationship status	Losasso	
Vision Statement		
Date of Recommendation:		

I

Opportunities for Preserving Open Space and Improving Trail Connectivity

Property	N of Empire Rd, S of Stagecoach Dr (8.1 acres, Agricultural)	
Value		
Aspirational Goal		
Backup Strategy		
Strategic Value:	Circle: H, M, L	
	Buffer Value:	
	Potential Partners:	Boulder County
	Adjacent Parcels:	
	Other Notes:	
Natural Resource Value:	Circle: H, M, L	
	Habitat & Vegetation:	
	Riparian/Wetland:	
Property Goals:		
Supporting Parcels:	G, H, J, K	
Owner - relationship status	Brandon	
Vision Statement		
Date of Recommendation:		

**J**

Opportunities for Preserving Open Space and Improving Trail Connectivity

<b>Property</b>	N of Empire Rd, S of Stagecoach Dr (30.22 acres, Agricultural)	
<b>Value</b>		
<b>Aspirational Goal</b>		
<b>Backup Strategy</b>		
<b>Strategic Value:</b>	Circle: H, M, L	
	Buffer Value:	
	Potential Partners:	Boulder County
	Adjacent Parcels:	
	Other Notes:	
<b>Natural Resource Value:</b>	Circle: H, M, L	
	Habitat & Vegetation:	
	Riparian/Wetland:	
<b>Property Goals:</b>		
<b>Supporting Parcels:</b>	G, H, I, K	
<b>Owner - relationship status</b>	Neumann	
<b>Vision Statement</b>		
<b>Date of Recommendation:</b>		

**K**

Opportunities for Preserving Open Space and Improving Trail Connectivity

Property	N of Empire Rd, S of Stagecoach Dr (12.05 acres, Agricultural)	
Value		
Aspirational Goal		
Backup Strategy		
Strategic Value:	Circle: H, M, L	
	Buffer Value:	
	Potential Partners:	Boulder County
	Adjacent Parcels:	
	Other Notes:	
Natural Resource Value:	Circle: H, M, L	
	Habitat & Vegetation:	
	Riparian/Wetland:	
Property Goals:		
	> Protect view shed	
	> Provide larger contiguous acreage	
	> Increase habitat health	
	> Preserve Agricultural use/heritage	
Supporting Parcels:	G, H, I, J	
Owner - relationship status	Bestway Real Estate	
Vision Statement		
Date of Recommendation:		

**MM**

Opportunities for Preserving Open Space and Improving Trail Connectivity

<b>Property</b>	Between 96th St & S. Arthur Ave (72.42 acres, Agricultural)	
<b>Value</b>		
<b>Aspirational Goal</b>		
<b>Backup Strategy</b>		
<b>Strategic Value:</b>	Circle: H, M, L	
	Buffer Value:	
	Potential Partners:	
	Adjacent Parcels:	Admor (west), Trillium (east)
	Other Notes:	
<b>Natural Resource Value:</b>	Circle: H, M, L	
	Habitat & Vegetation:	
	Riparian/Wetland:	
<b>Property Goals:</b>		
	> Preserve Agricultural use/heritage	
<b>Supporting Parcels:</b>		
<b>Owner - relationship status</b>	Northwest Corridor Holdings LLC	
<b>Vision Statement</b>		
<b>Date of Recommendation:</b>		

**N.1**

Opportunities for Preserving Open Space and Improving Trail Connectivity

Property	W of Empire Rd, S of State Hwy 42 (1.65 acres, Agricultural)	
Value		
Aspirational Goal		
Backup Strategy		
Strategic Value:	Circle: H, M, L	
	Buffer Value:	
	Potential Partners:	
	Adjacent Parcels:	CTC (west)
	Other Notes:	Coal Creek Trail (North)
Natural Resource Value:	Circle: H, M, L	
	Habitat & Vegetation:	
	Riparian/Wetland:	
Property Goals:		
Supporting Parcels:	N.2, N.3	
Owner - relationship status	Hunziker	
Vision Statement		
Date of Recommendation:		

**N.2**

Opportunities for Preserving Open Space and Improving Trail Connectivity

Property	W of Empire Rd, S of State Hwy 42 (8.28 acres, Agricultural)	
Value		
Aspirational Goal		
Backup Strategy		
Strategic Value:	Circle: H, M, L	
	Buffer Value:	
	Potential Partners:	
	Adjacent Parcels:	CTC (west)
	Other Notes:	
Natural Resource Value:	Circle: H, M, L	
	Habitat & Vegetation:	
	Riparian/Wetland:	Coal Creek
Property Goals:		
Supporting Parcels:	N.1, N.3	
Owner - relationship status	Bennett	
Vision Statement		
Date of Recommendation:		



### N.3

#### Opportunities for Preserving Open Space and Improving Trail Connectivity

<b>Property</b>	W of Empire Rd, S of State Hwy 42 <i>(9.9 acres, Agricultural)</i>	
<b>Value</b>		
<b>Aspirational Goal</b>		
<b>Backup Strategy</b>		
<b>Strategic Value:</b>	Circle: H, M, L	
	Buffer Value:	
	Potential Partners:	
	Adjacent Parcels:	CTC (east); Coal Creek Trail (north)
	Other Notes:	
<b>Natural Resource Value:</b>	Circle: H, M, L	
	Habitat & Vegetation:	
	Riparian/Wetland:	
<b>Property Goals:</b>		
<b>Supporting Parcels:</b>	N.1, N.2	
<b>Owner - relationship status</b>	Newbold	
<b>Vision Statement</b>		
<b>Date of Recommendation:</b>		

**WW**

Opportunities for Preserving Open Space and Improving Trail Connectivity

Property	NW of Centennial Pkwy, N of Infinite Dr (19.27 acres, not zoned)	
Value		
Aspirational Goal		
Backup Strategy		
Strategic Value:	Circle: H, M, L	
	Buffer Value:	
	Potential Partners:	
	Adjacent Parcels:	Davidson Mesa (North across Public Services land)
	Other Notes:	
Natural Resource Value:	Circle: H, M, L	
	Habitat & Vegetation:	
	Riparian/Wetland:	
Property Goals:		
Supporting Parcels:	WW.1, WW.2, ZZ.1	
Owner - relationship status	Centennial Valley Properties IV LLC	
Vision Statement		
Date of Recommendation:		

**WW.1**

Opportunities for Preserving Open Space and Improving Trail Connectivity

Property	NW of Infinite Dr (6.03 acres, not zoned)	
Value	HIGH	
Aspirational Goal	Fee Simple Acquisition	
Backup Strategy	Conservation Easements & Trail Easements	
Strategic Value:	Circle: H, M, L	
	Buffer Value:	
	Potential Partners:	
	Adjacent Parcels:	
	Other Notes:	
Natural Resource Value:	Circle: H, M, L	
	Habitat & Vegetation:	
	Riparian/Wetland:	
Property Goals:		
Supporting Parcels:	WW, WW.2, ZZ.1	
Owner - relationship status	Centennial Valley Properties LLC	
Vision Statement		
Date of Recommendation:		

**WW.2**

Opportunities for Preserving Open Space and Improving Trail Connectivity

Property	NW of Centennial Pkwy & Century Dr (19.6 acres, not zoned)	
Value		
Aspirational Goal		
Backup Strategy		
Strategic Value:	Circle: H, M, L	
	Buffer Value:	
	Potential Partners:	
	Adjacent Parcels:	
	Other Notes:	
Natural Resource Value:	Circle: H, M, L	
	Habitat & Vegetation:	
	Riparian/Wetland:	
Property Goals:		
Supporting Parcels:	WW, WW.1, ZZ.1	
Owner - relationship status	Centennial Valley Properties LLC	
Vision Statement		
Date of Recommendation:		

**XX**

Opportunities for Preserving Open Space and Improving Trail Connectivity

<b>Property</b>	SE of Benchmark Dr & Spring Dr (19.03 acres, Estate Residential)	
<b>Value</b>		
<b>Aspirational Goal</b>		
<b>Backup Strategy</b>		
<b>Strategic Value:</b>	Circle: H, M, L	
	Buffer Value:	
	Potential Partners:	
	Adjacent Parcels:	Davidson Mesa (south & east)
	Other Notes:	
<b>Natural Resource Value:</b>	Circle: H, M, L	
	Habitat & Vegetation:	
	Riparian/Wetland:	
<b>Property Goals:</b>		
<b>Supporting Parcels:</b>		
<b>Owner - relationship status</b>	Salaman	
<b>Vision Statement</b>		
<b>Date of Recommendation:</b>		

**ZZ.1**

Opportunities for Preserving Open Space and Improving Trail Connectivity

Property	SW of Century Dr (4.72 acres, not zoned)	
Value		
Aspirational Goal		
Backup Strategy		
Strategic Value:	Circle: H, M, L	
	Buffer Value:	
	Potential Partners:	
	Adjacent Parcels:	Davidson Mesa (northwest)
	Other Notes:	
Natural Resource Value:	Circle: H, M, L	
	Habitat & Vegetation:	
	Riparian/Wetland:	
Property Goals:		
Supporting Parcels:	WW, WW.1, WW.2	
Owner - relationship status		
Vision Statement		
Date of Recommendation:		