

## ***Open Space Advisory Board***

### ***Agenda***

**September 13, 2023  
Library 1<sup>st</sup> Floor Meeting Room  
951 Spruce Street  
7:00 PM**

*Members of the public are welcome to attend and give comments remotely; however, the in-person meeting may continue even if technology issues prevent remote participation.*

- *Call in to: +1 346 248 7799 or +1 408 638 0968 or 877 853 5247 (Toll Free)  
Webinar ID: 883 3175 6380 or*
- *You can log in via your computer. Please visit the City's website here to link to the meeting: [www.louisvilleco.gov/osab](http://www.louisvilleco.gov/osab)*

*The board will accommodate public comments during the meeting. Anyone may also email comments to the board prior to the meeting at [EmberB@LouisvilleCO.gov](mailto:EmberB@LouisvilleCO.gov)*

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
5. Public Comments on Items Not on the Agenda
6. 7:05 pm Informational Item: Staff Updates, Presented by Ember Brignull, Open Space Superintendent and Adam Blackmore, Director of Parks, Recreation, and Open Space (10 Minutes)

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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.

7. 7:15 pm Information Item: Board Updates (10 Minutes)
  - A. Sales & Use Tax Task Force
  - B. Weed Whacker
  - C. Bee City
  
8. 7:25 pm Discussion Item: 2024 Parks Recreation and Open Space Master Plan. Presented by Adam Blackmore, Director of Parks, Recreation, and Open Space (30 Minutes)
  
9. 7:55 pm Discussion Item: Review and Finalize Results of the 2023 OSAB Potential Open Space Candidate Recommendations to City Council. Presented by Laura Scott Denton and Michiko Christiansen, Acquisition OSAB Tiger Team (60 Minutes)
  
10. 8:55 pm Discussion Item for October Meetings:
  - A. Parks, Recreation, Open Space, and Trails Master Plan
  
11. Adjourn

**Open Space Advisory Board Meeting Minutes**  
Wednesday August 9, 2023, 6:00pm  
Starting at the Louisville Recreation Center and  
A Van Tour to Visit Open Space Candidate Parcels

**1. Call to Order**

David called the meeting to order at 6:03 pm.

**2. Roll Call**

OSAB Members Present: David Blankinship, Laura Scott Denton, Susan McEachern, Helen Moshak, Jojo Follmar, Michiko Christiansen, Jessamine Fitzpatrick

OSAB Board Members Absent: Charles Danforth

Staff Members Present: Ember Brignull

City Council Member Present: Chris Leh

**3. Approval of Agenda**

Jessamine moved to approve the agenda as written. Helen seconded the motion. The motion passed unanimously.

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

Laura moved to approve the July OSAB meeting minutes without edits. Jessamine seconded the motion. The motion passed unanimously.

**5. Discussion of an Available Property**

There is a property for sale at the southeast corner of the intersection of South Boulder Rd. and Ridgeview Rd. David reported that the asking price is just a little higher than a million dollars, and the acreage is approximately 6/10<sup>th</sup> of an acre. It abuts a spur trail running south towards the Coyote Run Open Space, and includes an irrigation ditch and some tall trees. It is currently owned by Habitat for Humanity, so the board assumed that meant it was previously intended for affordable housing. Because it is currently on the market, it might need to be discussed quickly. If the Open Space board decides the property would be valuable to the city, it would need to be reviewed by the City Manager and Council.

Helen asked whether board members had visited the parcel already or if it could be visited on the van tour that night. The board decided that since it had not been on the published meeting packet list, it should not be visited on the van tour. Helen suggested that if the board liked the

land, it should create a memo about recommending it. Ember added that city staff members would not engage with the process, unless OSAB gave the green light to go forward.

Laura said she liked the land. It provides a buffer to the trail, it has tall cottonwood trees, and it is adjacent to a ditch. She added that while the parcel is very small, most future acquisitions in the city are likely to be small slivers, as large parcels are rare and expensive. She is interested in having the land conserved, possibly as a fee simple acquisition.

Susan said that she was also in favor and felt some urgency about moving quickly.

Ember said that staff preliminary research revealed that the parcel may have been donated or sold to Habitat for Humanity for affordable housing.

David asked about the potential for a conservation easement on the parcel. Jessamine thought it probably already had a set back on it. She added that a trail setback might be a good way to satisfy the goals of the board.

Michiko asked if it was possible for the city to trade the property for a different one so the goal of affordable housing could still be met. David cautioned that OSAB should only discuss this particular parcel. Michiko thought it was a good piece of land for buffering and connectivity. She added that she felt it was not a safe place to build housing.

Jojo expressed support for the land for Open Space, though they also care about the issue of affordable housing. Several other board members echoed a general concern about affordable housing in Louisville.

The board was unanimous in supporting the idea that the city explore the potential of the parcel for Open Space. The board is interested in exploring a range of possibilities, including fee simple acquisition, conservation easements, and trail setback.

Susan volunteered to write a memo and Ember said she would send it to the City Manager and then on to Council.

## **6. Field Tour to Potential Open Space Candidate Parcels. Opportunities for Preserving Open Space and Improving Trail Connectivity.**

The Open Space Advisory Board drove together in a van to the parcels listed in the Meeting Packet. When safe, the board got out of the van and discussed the parcels. Inside the van, no discussion could take place, due to open meeting rules. Each board member ranked each parcel on a spreadsheet, according to three metrics of Natural Resource Value, User Experience Value, and Strategic Value, and will supply their completed spreadsheet to Ember no later than noon on August 16. These spreadsheets will be combined and discussed at a future OSAB meeting, either September or October, at which point the resulting documentation will be made public record.

## **7. Adjourn**

The meeting adjourned at 8:57 pm.

## **MEMORANDUM**

**To: Open Space Advisory Board**  
**From: Open Space Division**  
**Date: September 13, 2023**  
**Re: Information Item 7: Staff Updates**

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### **Marshall Fire Updates Pertaining to Open Space:**

1. Mitigation perimeter mowing will be expanded, in select areas, from twelve feet to thirty feet. Selective perimeter mowing locations will be complete by the end of October.
2. City Council review of the Wildfire Risk and Hazard Assessment has been rescheduled for October 17, 2023. The extended timeline accommodates revisions to reflect new Colorado State fire modeling and additional staff review.
3. Staff is tracking and building an Open Space mitigation master GIS Map, includes trail mowing, area mowing, fuel removal, and grazing units to better communicate mitigation activities with the community.
4. Staff is meeting with local Boulder County nonprofit relating to wildfire outreach and education programming.
5. Staff is participating on the Community Wildfire Protection Plan core team.
6. Staff supported the interview process for a Mitigation Coordinator.

### **General:**

1. Nathaniel Goeckner started working as the Open Space Supervisor of Natural Resources on August 28, 2023. Nate's initial focus will be on wildfire mitigation projects including grazing, fuels reduction, and long-term restoration projects. Nate received his B.S. in Natural Resource Management from the University of Wisconsin - Stevens Point. While at UWSP, he studied forest management, wildlife management, and wildland fire science. He served on the UWSP fire crew, assisting on prescribed burns across Wisconsin and Oklahoma in tall grass prairies. He has previously worked for the Bureau of Land Management as a wildland firefighter on the High Desert Helitack crew and a wilderness ranger on the Bruneau/Jarbidge River Wilderness Area. After moving to Colorado, he pursued a Masters in Sustainable Planning and Policy at the University of Colorado Boulder. He focused on sustainable land use policy/planning and land management. During and following his master's degree, he worked for a local Boulder County non-profit and Colorado State University Extension.

2. Open Space seasonal staff will be at half strength as of the second week of September, bringing our total number of seasonal employees down to two. One of our seasonal employees left us to return to University and the other has accepted a position with the City's Public Works Department. Staff is sad to see them go but are happy it is for new and positive pathways of life.
3. The Boulder County Youth Corps team helped staff with installing memorial bench pads on Davidson Mesa, installing a prairie dog barrier fence on Daughenbaugh, and gathering dead wood on North Open Space for staff to chip and remove from the area.

**Trails & Maintenance:**

1. The City has received over two hundred thousand dollars from the "Land Water Conservation Fund" grant for the Davidson Mesa Trail Resurfacing project!
2. Trail corridors mowing throughout the City's Open Space properties is in full effect. Staff anticipates completing the second round of trail corridor mowing by the second week of September.
3. The Coyote Run Trail Resurfacing project is nearing completion. Staff met with the contractors at the end of August, on site, to provide clarification and direction to achieve completion status. Staff is awaiting a response from the contractor for a timeline and cost for the remaining work.
4. Staff attended a meeting on Tuesday, August 29<sup>th</sup>, 2023 in regards to the 104<sup>th</sup> St Trail Storm Water Permits with representatives from Boulder County, Goodland Construction, and RockSol Consulting Group, Inc. The main topic of the meeting was to discuss the remaining work need to satisfy the required specifications of the of the state and county storm water permits.
5. Open Space crusher fines trail repairs are nearing completion with only two locations left for repair, both are along the Coal Creek trail. One is on the Aquarius property and the other is across from Community Park. Staff plans to complete these repairs once the second round of mowing is completed.
6. A RFP is being developed for the first phase of Wayfinding signage for Powerline Trail. The bid is anticipated to go out this fall in hopes of winter fabrication and installation.

**Natural Resources:**

1. Prairie Dog Management is occurring on select Open Space properties in August and September. Prairie dogs will be relocated from an area of Davidson Mesa and Hecla Lake Open Space to a receiving site in Pueblo. This relocation effort will help support the US Fish & Wildlife Service and the US Army's reintroduction of the Black Footed Ferret in prairie lands.

2. Cattle Grazing will begin on select areas of Davidson Mesa starting on September 5 and will be on the property throughout September. Both goats and cattle will be grazing on select areas of North Open Space in September.
3. Blue-green algae was found and treated at Warembourg fishing pond

**Resource Protection:**

1. Ranger Meili earned a certification in Pet First Aid/CPR following a training at Bear Creek Lake Park. The training was made possible through Rocky Mountain Ranger Association.
2. Louisville Rangers collaborated with rangers from Boulder County Parks and Open Space to respond to a complaint of a frequent leash law violator on Callahan Open Space. Using enhanced patrol tactics, Louisville rangers successfully contacted the individual and took appropriate enforcement action.
3. Rangers observed an increase in contacted with anglers at Hecla Lake, where fishing is prohibited. Investigation revealed that a fishing application called "Fish Brain" had advertised Hecla as a fishing site. Rangers contacted Fish Brain to have them show the correct rules for Hecla on their map and placed temporary regulatory signs at Hecla Lake to remind visitors of the fishing rules. Rangers observed a steep decline in fishing contacts after these actions were complete.

**Education/Volunteer:**

1. Open Space volunteer Susan McEachern has provided multiple volunteer weed control events on select Open Space properties throughout the growing season which has been a huge help with controlling noxious weeds on Open Space.
2. Staff is working with a teacher at Louisville Middle School to post Open Space education flyers in local schools.

**Education Events Upcoming:**

1. Sunday, September 17 from 3:30 to 5:30 PM, Lake Park on Canvas (Open Space Plein Air Series). Lake Park.

**Education Events Past:**

1. Wednesday, July 12 from 6:30 to 7:30 PM, Wildflower Hike on Open Space (2<sup>nd</sup> offering). Davidson Mesa Open Space. 10 participants.
2. Thursday, August 3 from 6:30 to 7:30 PM, Pulling for Louisville-Walnut. Walnut Open Space. 17 participants.
3. Friday, August 11 from 6:00 to 7:00 PM, Water Conservation and Drought. Hecla Lake Open Space. 2 participants.
4. Saturday, August 19 from 8:30 to 10:00 PM. Open Space Stargazers, Saturn by Starlight. North Open Space. 10 participants.

## MEMORANDUM

**To: Open Space Advisory Board**  
**From: Acquisition Tiger Team, Laura Scott Denton and Michiko Christiansen**  
**Date: September 13, 2023**  
**Re: Discussion Item 9: Review and Finalize Results of the 2023 OSAB Potential Open Space Candidate Recommendations to City Council**

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Included is the 2023 spreadsheet with the results of our driving tour evaluation. Staff used our individual evaluations to calculate an average of each property's value rankings and provided a range of the values reported. They calculated a sum of the three average values and sorted the list from the highest sum to the lowest sum. I compiled comments and goals from what board members wrote on their individual evaluation spreadsheets.

Note that the map is from our previous year's evaluation. It will be updated after our meeting.

At the September meeting, we will be sorting all the properties into three categories. To try to simplify communication with Council, Michiko and I have decided on the following categories, though they can be further refined at the meeting:

--HIGH PRIORITY FOR OPEN SPACE

--POSSIBLE CANDIDATE FOR OPEN SPACE

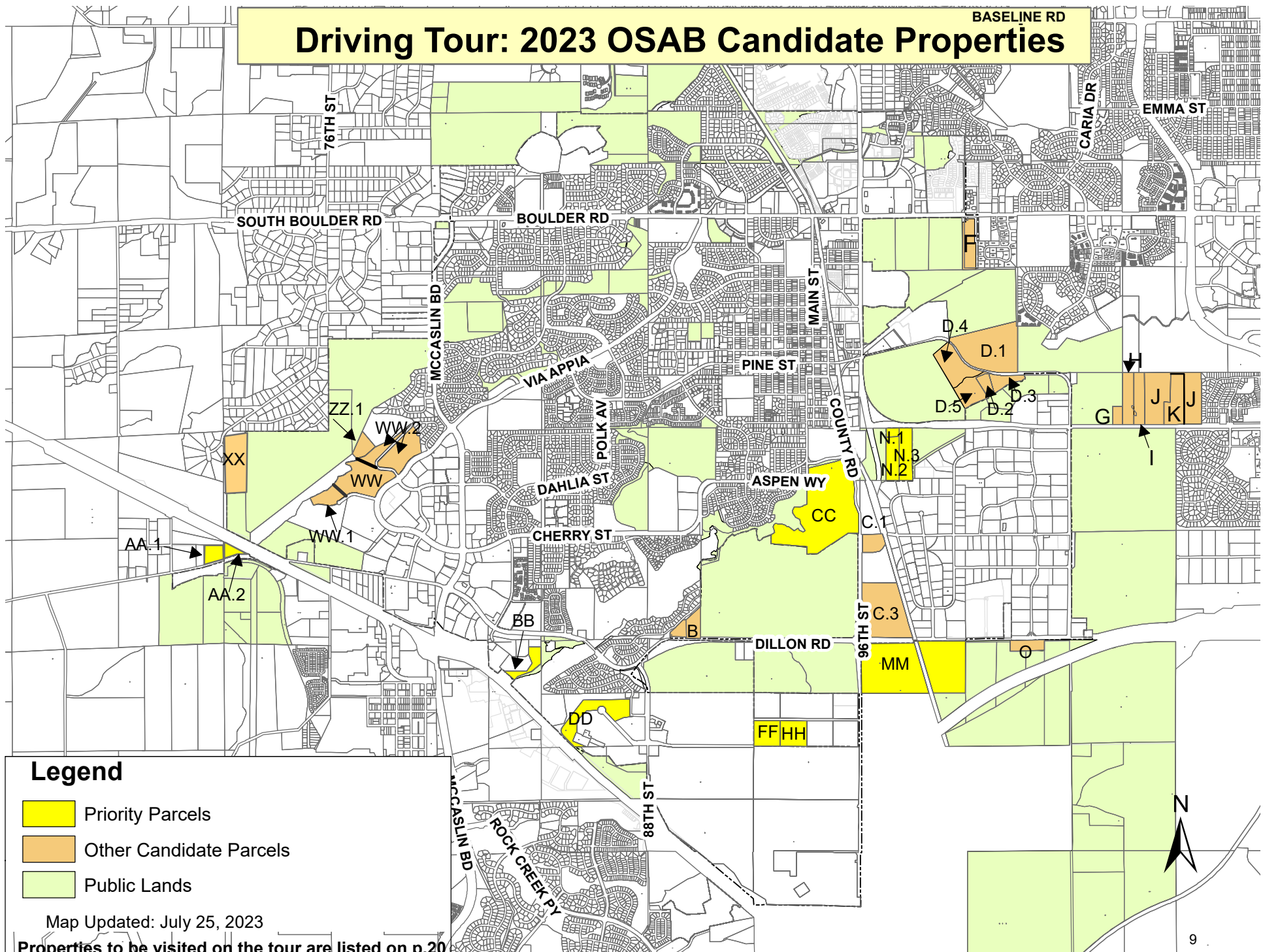
--CONSIDERED, BUT NOT A PRIORITY FOR OPEN SPACE AT THIS TIME (This last category can include properties that we like for other purposes, like parks or dog parks.)

If you wrote notes on your individual property sheets, please bring them to help with our discussion. We are going to try to come up with a 1st & 2nd goal statement for each property. Some of these will go quickly as there was generally good consensus among board members, and others will require more discussion. Please look at the "possible goals" column from the evaluation spreadsheet to get a sense of what your colleagues are thinking for each parcel and come ready to be decisive (hopefully!).

Ember and staff are going to try to give us a little more information about conservation easement status for some of these properties, especially those at the top of the ranking.



# 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)	Totals	Range, NRV	Range, UEV	Range, Sv
9	CC	67.54	9	9	8	26	6	2	2
11	DD	15.42	7	8	8	23	4	4	4
15	WW	19.27	7	8	8	23	4	2	5
16	WW.1	6.03	7	8	8	23	3	3	5
18	ZZ.1	4.72	7	8	8	23	3	3	5
2	D.1	14.75	8	7	7	22	5	4	8
12	BB	5.04	7	7	8	22	3	3	2
7	N.2	8.28	8	7	6	21	4	3	3
8	N.3	9.9	7	7	7	21	2	4	5
1	D.4	11.05	7	6	7	20	3	4	7
10	MM	72.42	7	5	8	20	6	4	5
17	WW.2	19.6	6	7	7	20	3	3	5
3	D.5	8.9	7	6	6	19	6	6	6
4	D.2	3.33	7	6	6	19	7	7	7
13	AA.1	4.71	6	6	7	19	6	2	4
14	AA.2	2.68	5	6	7	18	5	3	5
5	D.3	5	6	5	6	17	7	7	4
6	N.1	1.65	6	6	5	17	5	4	5
23	XX	19.03	5	6	6	17	4	4	4
24	F	9.13	5	6	5	16	6	6	7
25	B	7.96	5	5	5	15	4	3	3
29	J	30.22	5	5	5	15	6	6	7
26	G	2.59	3	4	4	11	8	8	8
27	H	8.21	4	3	4	11	7	8	8
28	I	8.1	3	3	4	10	8	8	8
30	K	12.05	3	3	3	9	8	8	7

ID	Notes/comments/observations
9	cultural & historical & iconic value, riparian, wooded
11	good connectivity to other open space, habitat
15	contiguous to Davidson Mesa, ag ditch, works best in conjunction with other WW & ZZ properties, habitat
16	contiguous to Davidson Mesa, ag ditch, works best in conjunction with other WW & ZZ properties, habitat
18	contiguous to Davidson Mesa, works best in conjunction with other WW & ZZ properties, habitat
2	wetlands, riparian area, has house, "lost cause", works best in conjunction with other D properties
12	adjacent to Coal Creek Trail, corridor, & Creek, wetlands, pretty, detention pond
7	Coal Creek crosses the land, adjacent to other open space, large house, zoned agricultural, need other N properties to make worthwhile
8	Coal Creek crosses the land, adjacent to other open space, several buildings, zoned ag, need other N properties to make worthwhile
1	adjoins other open space, house & barn, connect to further properties to the east
10	buffer to Broomfield, currently ag land, buildings on land, divided by road/railroad, limited recreational potential
17	works best in conjunction with other WW & ZZ properties, hemmed in by roads and houses, good view
3	zoned agriculture, has house, Coal Creek crosses the land, works best in conjunction with other D properties
4	zoned agriculture, has house, Coal Creek crosses the land, works best in conjunction with other D properties, may already be eased
13	adjacent to HWY 36, okay habitat, close to Overlook Underpass and Boulder City/County open space land, social trails
14	only worthwhile if also conserve AA.1, degraded habitat, close to Overlook Underpass & Boulder City/County open space land, social trails
5	zoned agriculture, has house, riparian, works best in conjunction with other D properties, adjacent to Aquarius
6	adjacent to Coal Creek Trail and CTC Trail, zoned agricultural, need other N properties to make worthwhile
23	adjacent to Davidson Mesa, great view
24	adjacent to Lafayette, already trail to the west, house on property
25	small, between houses and road, may need soil remediation, land degraded, zoned agricultural
29	J is the best-looking ag land of all of these, zoned agricultural, houses, need other properties to make worthwhile
26	zoned agricultural, houses, need other properties to make worthwhile
27	zoned agricultural, houses, need other properties to make worthwhile
28	zoned agricultural, houses, need other properties to make worthwhile
30	zoned agricultural, houses, need other properties to make worthwhile

ID2	Possible goals
9	trail easement along creek, trail to south towards Dillon, possible city cultural facility, no further development
11	trail to 36 Bikeway, ensure conservation if Avista leaves, hilltop buffer, no further development
15	trail connectivity to Lake-to-Lake Trail, buffer, no/low further developemnt, 4H
16	trail connectivity to neighborhood, buffer, no/low further developemnt
18	trail connectivity, buffer, no/low further developemnt
2	easement around house, CC Trail re-route to follow creek, buffer, agricultural site, no further development
12	purchase, ensure buffer around CCT, no further development
7	protect creek, reroute trail corridor along creek (though many members thought this was unlikely)
8	protect creek, reroute trail corridor along creek (though many members thought this was unlikely)
1	easement, CC Trail re-route to follow creek, buffer, educational site, no further development
10	agricultural easement or partnership acquisition with County, prairie dog relocation site, 4H, goats
17	trail connectivity to rec center, no/low further developemnt
3	buffer to Aquarius, conservation easement, agricultural uses, no further development
4	buffer to Aquarius, conservation easement, agricultural uses, no further development
13	only worthwhile with partners, trail connection from underpass to other trail networks, safe crossing?, highway buffer
14	only worthwhile with partners, trail connection from underpass to other trail networks, safe crossing?, highway buffer
5	buffer to Aquarius, conservation easement, agricultural uses, no further development
6	protect creek, reroute trail corridor along creek (though many members thought this was unlikely)
23	trail easement, buffer to DM and its trail, no further development
24	trail buffer, dog park in partnership with Lafayette, ag use, trail buffer, no further development
25	dog park? Trail head/connection to other trails? Road buffer, no further development
29	agricultural easement? Remediation with partnership? Low value to board
26	agricultural easement? Remediation with partnership? Low value to board
27	agricultural easement? Remediation with partnership? Low value to board
28	agricultural easement? Remediation with partnership? Low value to board
30	agricultural easement? Remediation with partnership? Low value to board

**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 (2.68 acres, Agricultural)	
Value	Nat Res: : User Expeeriece: : Strategic Value:	
Aspirational Goal		
Backup Strategy		
Strategic Value:		
	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:		
	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

<b>Property</b>	S of Bella Vista, W of County Rd/96th St (67.54 acres, not zoned)	
<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:	Warembourg (south); Dutch Creek (west); Coal Creek Trail (North)
	Other Notes:	Red Barn- is it historic?, Native American or other cultural values?
<b>Natural Resource Value:</b>	Circle: H, M, L	
	Habitat & Vegetation:	
	Riparian/Wetland:	Coal Creek runs through property
<b>Property Goals:</b>		
	> Protect view shed	
	> Provide larger contiguous acreage	
	> Increase habitat health	
	> Preserve Agricultural use/heritage	
<b>Supporting Parcels:</b>		
<b>Owner - relationship status</b>	Warembourg Colorado Ranches LLC. Know owners and have collaborated on other projects.	
<b>Conservation Easement info</b>	Limits number and size of buildings on property; limit access roads; owner responsible for water rights & conveyance; owner pays for maintenance; no dumping; no modifying land; no fires unless ditch burning; no industrial or commercial use; owner protects mineral rights	
<b>Date of Recommendation:</b>		

**C.1**

Opportunities for Preserving Open Space and Improving Trail Connectivity

Property	Between 96th St & S. Arthur Ave (5.2 acres, not zoned)	
Value		
Aspirational Goal		
Backup Strategy		
Strategic Value:	Circle: H, M, L	
	Buffer Value:	
	Potential Partners:	
	Adjacent Parcels:	City land to Coal Creek (North); Warembourg (west across road)
	Other Notes:	Trail corridor on eastern property line has been deeded to City
Natural Resource Value:	Circle: H, M, L	
	Habitat & Vegetation:	
	Riparian/Wetland:	
Property Goals:		
	> Provide larger contiguous acreage	
Supporting Parcels:		
Owner - relationship status	Games. Subdivision: St. Louis Parish and Boulder Innovative Campus	
Vision Statement		
Date of Recommendation:		

### C.3

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

<b>Property</b>	East of 96th St, North of Dillon Rd <i>(30.5 acres, not zoned)</i>	
<b>Value</b>	HIGH	
<b>Aspirational Goal</b>	Fee Simple Acquisition	
<b>Backup Strategy</b>	Conservation Easements & Trail Easements	
<b>Strategic Value:</b>	Circle: H, M, L	
	Buffer Value:	
	Potential Partners:	
	Adjacent Parcels:	Warembourg (west across road); MM (South across road)
	Other Notes:	Trail corridor on eastern property line has been deeded to City
<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>	Archdiocese of Denver. Subdivision: St Louis Parish and Boulder Innovation Campus	
<b>Vision Statement</b>		
<b>Date of Recommendation:</b>		

### D.1

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

<b>Property</b>	<b>N of Empire Dr (14.75 acres, Agricultural)</b>	
<b>Value</b>		
<b>Aspirational Goal</b>		
<b>Backup Strategy</b>		
<b>Strategic Value:</b>	Circle: H, M, L	
	<b>Buffer Value:</b>	
	<b>Potential Partners:</b>	Boulder County
	<b>Adjacent Parcels:</b>	Mayhoffer (North ), Adler/Fingru (east)
	<b>Other Notes:</b>	
<b>Natural Resource Value:</b>	Circle: H, M, L	
	<b>Habitat &amp; Vegetation:</b>	Known nesting raptors
	<b>Riparian/Wetland:</b>	Coal Creek and Riparian Corridor
<b>Property Goals:</b>		
<b>Supporting Parcels:</b>	D.2, D.3, D.4, D.5	
<b>Owner - relationship status</b>	Dancy	
<b>Conservation Easement</b>	Construction of trails allowed; drainage and utilities allowed; no mining; no signs unless permitted by usage; no construction unless permitted by usage; no dumping; no fires unless agricultural or ditch burning; only new roads allowed are trails	
<b>Date of Recommendation:</b>		

## D.2

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

<b>Property</b>	S of Empire Dr (3.33 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:	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.3, D.4, D.5	
<b>Owner - relationship status</b>	Stahr	
<b>Vision Statement</b>		
<b>Date of Recommendation:</b>		

### 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:		

**FF**

Opportunities for Preserving Open Space and Improving Trail Connectivity

Property	E of Monarch High School, S of Paradise Ln (9.65 acres, Agricultural)	
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:	HH	
Owner - relationship status	Thompson Living Trust	
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:		

## HH

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

Property	E of Monarch High School, S of Paradise Ln (9.72 acres, Agricultural)	
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:	> Create a grassland restoration demonstration area	
	> Protect view shed	
	> Provide larger contiguous acreage	
	> Increase habitat health	
	> Preserve Agricultural use/heritage	
Supporting Parcels:	FF	
Owner - relationship status	Zhang Wang Living Trust	
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>		

**O**

Opportunities for Preserving Open Space and Improving Trail Connectivity

Property	N of Northwest Pkwy, S of Dillon Rd (4.93 acres, Agricultural)	
Value		
Aspirational Goal		
Backup Strategy		
Strategic Value:	Circle: H, M, L	
	Buffer Value:	
	Potential Partners:	
	Adjacent Parcels:	Trillium (south)
	Other Notes:	
Natural Resource Value:	Circle: H, M, L	
	Habitat & Vegetation:	
	Riparian/Wetland:	
Property Goals:		
Supporting Parcels:		
Owner - relationship status		
Vision Statement		
Date of Recommendation:		

**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:		

## Memorandum

**To:** Louisville City Manager's Office  
**From:** Louisville Open Space Advisory Board  
**Date:** August 11, 2023  
**Re:** Open Space Advisory Board's Recommendation on 520 East South Boulder Road property

The Open Space Advisory Board (OSAB) met on August 9, 2023, to evaluate potential open space property acquisitions. We voted and unanimously agreed that the .61-acre property at 520 East South Boulder Road currently for sale is a high-priority open space acquisition for the City of Louisville. Some key aspects of this property that would make it a valuable addition to the city's open space system are:

- It adjoins Coyote Run Open Space
- It contains a spur trail of the Coyote Run Trail that crosses the property
- It provides an organic connection to the newly installed red-light South Boulder Road pedestrian crossing to North Open Space
- It includes an irrigation canal and mature cottonwoods that are home to raptors
- It is part of an important riparian corridor
- It is a highly visible element on a main route into the city

Thus, OSAB has decided that the property scores a high ranking on our three criteria: Natural Resource Value, User Experience Value, and Strategic Value. We urge city staff and city council to consider this opportunity on a priority basis.