

Parks and Public Landscaping Advisory Board

Agenda

**Thursday, February 7, 2019
Louisville City Services
739 S. 104th St.
7:00 PM**

- I. Roll Call
- II. Approval of Agenda
- III. Approval of Minutes
- IV. Staff Updates
- V. Board Updates
- VI. Public Comments on Items Not on the Agenda
- VII. Preferred Location for the Lee Avenue Miners Cabins Discussion, Presented by, Felicity Selvoski, Planner
- VIII. Introduction to the Subdivision Entry Landscape Improvements Capital Improvement Project
- IX. Park Naming Contest Update and Discussion
- X. Agenda Items for Next Meeting
- XI. Adjourn

Parks and Public Landscaping Advisory Board

Minutes

Thursday, January 10, 2019

Louisville City Services

739 S. 104th St.

7:00 PM

- I. **Roll Call:** PPLAB members present: Shelly Alm, Dave Clabots, Laurie Harford, and Ellen Toon. Staff Liaison: Dean Johnson. City Council Liaison: Susan Loo. Parks & Rec Director: Nathan Mosley. Open Space Manager: Ember Brignull.
- II. **Approval of Agenda:** Unanimously approved.
- III. **Approval of Minutes:** Unanimously approved.
- IV. **Staff Updates:** Dave Clabots and Ellen Toon were reappointed to PPLAB for another term. Dean passed along input from a concerned citizen asking PPLAB to consider not mowing the native area adjacent to Cottonwood Park to encourage wildlife to inhabit this area as it did before, when it wasn't mowed.
- V. **Board Updates:** Susan reported comments from some park users regarding the new equipment that was installed at Heritage Park. The complaint was that the new swing arrangement doesn't allow multiple older children to swing together in a row. The swings are arranged with a small child swing next to an older child swing. They asked Parks to consider this when planning future playgrounds.
- VI. **Public comments on Items Not on the Agenda:** none
- VII. **Election of Officers:** The Board elected the 2019 officers as follows: Chair: Ellen Toon. Vice-Chair: Shelly Alm. Secretary: Diana Gutowski and Laurie Hartford will serve in the unofficial position as Co-Secretary.
- VIII. **Approval of Posting Locations and Distribution of Open Government Pamphlet:** The Board unanimously approved postings at the following locations: City Hall, Recreation and Senior Center,



COLORADO • SINCE 1878

Library, Police Department/Municipal Court, Website: LouisvilleCO.gov. The Board members' packets contained the City of Louisville Open Government & Ethics Pamphlet 2019.

- IX. **Open Space Zoning Update, Presented by Ember Brignull, Open Space Manager:** After hearing Ember's presentation updating the board on Phase III of the Open Space Zoning project, which included developing property line recommendations for areas where parcel lines do not exist, the Board voted unanimously in support of staff recommendations for the following properties: Olson, Daughenbaugh / Warembourg, and Walnut. For the Dutch Creek Open Space, the Board voted for Option C. With that, PPLAB will have the opportunity to return at a future date to determine boundaries for the northeast corner after community input could occur regarding the playground replacement planned to occur in 2019.
- X. **Park Naming Contest Update and Discussion:** A total of nine parks were recommended for new names. It was determined the contest would be posted on something like Survey Monkey and/or Louisville Engage and would remain open for 4 weeks. The results of the contest will be given to PPLAB so that we can give our recommendations for the new names. Dean will develop a questionnaire for the contest to present at the next PPLAB meeting for further input before posting.
- XI. **Introduction to the Subdivision Entry Landscape Improvements Capital Improvement Project:** Postponed until the February PPLAB meeting.
- XII. **Agenda Items for Next Meeting:** Continued Park Naming Contest Discussion, and the Introduction to the Subdivision Entry Landscape Improvements CIP
- xiii. **Adjourn:** 9:00pm.

MEMORANDUM

DATE: FEBRUARY 7, 2019

TO: PARKS AND PUBLIC LANDSCAPING ADVISORY BOARD

PRESENTED BY: FELICITY SELVOSKI, PLANNER / HISTORIC PRESERVATION
PLANNING & BUILDING SAFETY DEPT

SUBJECT: DISCUSSION – PREFERRED LOCATION FOR THE LEE AVENUE
MINERS CABINS

PURPOSE:

Staff is seeking the Parks and Public Landscaping Advisory Board's feedback and a recommendation to City Council on possible final locations for the Lee Avenue Miner's Cabins. The two historic cabins were donated to the City last year, but were moved from their original location at 825 Lee Avenue at the request of the property owner. Currently, the two Lee Avenue Miner's Cabins are in storage in the City's maintenance facility until the City determines a permanent location for the cabins to be located and restored. The City plans to officially landmark the structures this year and use Historic Preservation Funds (HPF) to complete the relocation and restoration of the structures. After relocation and initial restoration, the Cabins will become an asset of the City's Museum Services division.

The City has hired a consultant team that includes Summit Construction Specialties, Sandcreek Construction, Humphries Poli Architects and JVA, Inc. to conduct the relocation and restoration and to evaluate possible sites for the relocation of the cabins. The City Council has narrowed down preferred locations to Miner's Field and Hwy 42 and Pine. Option one is to relocate both cabins to Miner's Field. Option two is to relocate one cabin to Miner's Field and one cabin to Hwy 42 and Pine. The City designates both properties as park lands. The consultant team analyzed both sites regarding the preferred location for public access, historic integrity and feasibility related to utility locations and grading.

BACKGROUND:

The Historic Preservation Fund (HPF) in Louisville was established in 2008, renewed by voters in 2017, and is supported by a dedicated 1/8th % sales and use tax. The proceeds from this tax are used to advance preservation efforts in Louisville. The majority of the HPF money is used to provide grants for Landmarked historic residential and commercial structures, new constructions grants for Landmarked commercial properties, property assessments for historic structures, and also to acquire key historic properties in the City.

The Depression-era cabins located at 801 and 809 Lee Avenue (Cabin 1 and Cabin 2, respectively) were built by Emmit and Laura Trott sometime between 1935 and 1940. The Trotts built these small cabins as rental units, along with a number of other cabins on their property, and rented them to local residents. While some of the cabins may have been rented to miners working in local coal mines, others were rented to bachelors and families living in Louisville. The cabins each contain two rooms, a kitchen/living space and a bedroom, and are approximately 203 square feet (Cabin 1) and 222 square feet (Cabin 2) in size. At an unknown date, the cabins became vacant. The cabins remained in their original locations in the Miners Field neighborhood until 2018 when they were moved to the City Services building. Local residents spearheaded the preservation efforts and have remained involved in the subsequent relocation efforts.

City Council and the Historic Preservation Commission originally considered the following possible locations to relocate the cabins:

- John Breaux Park
- Highway 42 and Pine
- South Main Street
- Nawatny Greenway
- Miner's Field
- Louisville Golf Course
- Louisville Arboretum
- Jefferson/Hutchinson right-of-way

Based on a desire to keep the cabins close to their original location and maintain historic context and integrity, the City Council identified two sites for further analysis:

- Miner's Field (2 cabins); and
- Hwy 42 and Pine (1 cabin) and Miner's Field (1 cabin).

ANALYSIS:

Locations Considered

The sites were evaluated based on architectural appropriateness, historic preservation standards, civil engineering impacts and construction cost impacts. It was determined that structural engineering for the foundations at each site would be similar and therefore, no differences were noted between the two options. The following is a summary site analysis based on information gathered by the consultant:

OPTION 1:

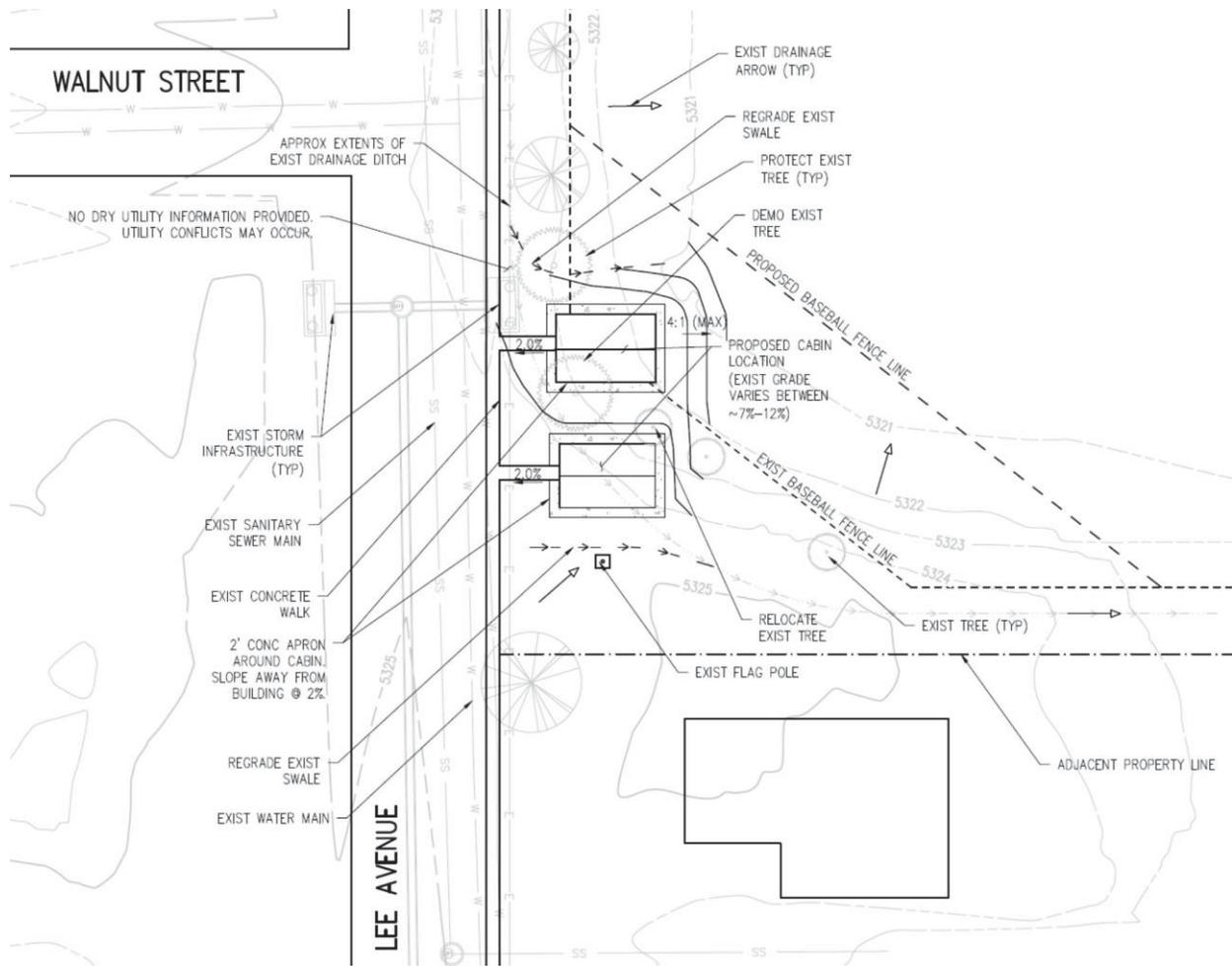
Option one proposes to relocate both cabins to the Miner's Field. The City is planning reconfiguration of the outfield fence, but the final location has not determined. There is also a recently planted memorial tree in the vicinity planted by the Daughters of the American Revolution (DAR). DAR has been contacted about the possible need to relocate the tree and are supportive. Because of the constraints, the plans below for Miner's Field are conceptual, but staff believes there is adequate room for location of the cabins.

Miner's Field Proposed Site



Original Location

Option 1: Proposed Miner's Field Site



Pros:	Cons:
Co-locating the cabins maintains historical relationship between the two structures	Requires the removal of two trees (subject to change based on actual cabin placement)
Is closest to the original location	More grading required to meet ADA requirements and achieve positive drainage
Safer pedestrian access from Lee Avenue	
Avoids majority of utility conflicts	
Avoids majority of drainage conflicts	
Less expensive option	
No easement impact	

OPTION 2:

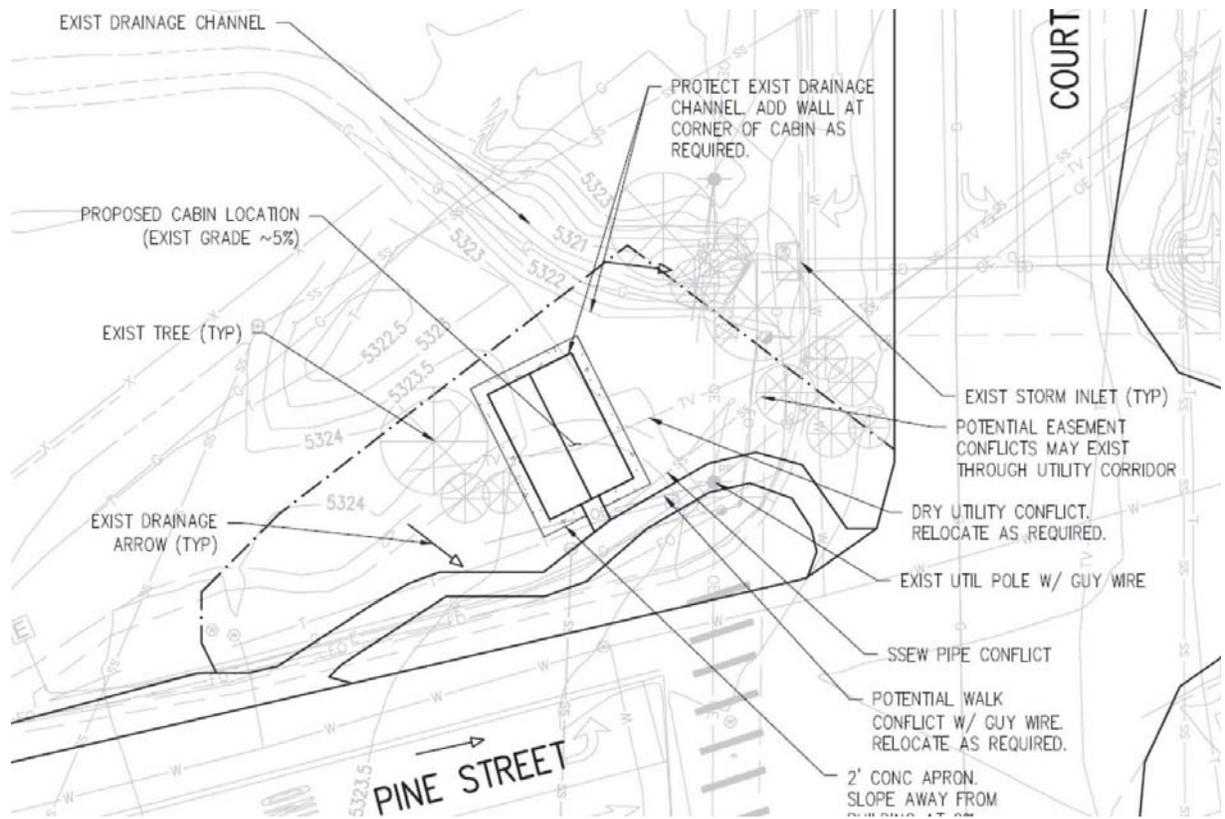
In addition to locating one cabin at Miner's Field (site plan shown above), Option 2 includes locating the second cabin at the intersection of Highway 42 and Pine Street. This location would provide for one cabin to be a prominent community entry feature at the intersection.

Original Location



Hwy. 42 and Pine Proposed Site

Option 2: Proposed Hwy 42 and Pine Site



Pros:	Cons:
Minor grading required to achieve ADA and positive drainage	Could be impacted by future planned construction activities requiring re-doing work accomplished during this phase
Provides more prominent visual access to the cabin	Would cost approximately \$25,000-30,000 more than Option 1
	Loses context of cabin setting
	Drainage issues would require more significant site walls
	Potential easement conflicts
	Busy intersection could negatively impact safe pedestrian access
	Utility pole guy wire conflicts
	More underground utilities
	Cabin needs to be located 10 feet away from sewer main which limits siting options

NEXT STEPS:

Next steps will include final determination on the location by City Council. Once the final location is determined the final phase of relocation and rehabilitation will take place. This will include refinement of the final site plan, development of construction plans, relocation and the structures, and rehabilitation.

Staff is seeking PPLAB feedback on the possible locations and to make a recommendation to City Council on feasibility and suitability of the final locations.

ATTACHMENT(S):

1. Miner's Cabins Executive Summary
2. Miner's Cabins Due Diligence Report
3. Miner's Cabins Social History Report

	Busy intersection could negatively impact safe pedestrian access
	Utility pole guy wire conflicts
	More underground utilities
	Cabin needs to be located 10 feet away from sewer main which limits siting options

In summary, the team recommends Option1 as being most historically appropriate as well as most economically efficient and having the least impact on the site. Thank you for the opportunity to work with you on these important parts of Louisville's history. Please don't hesitate to contact us with any questions.



Randy Kilgore
 President
 Summit Construction Specialties



Melanie Short, AIA, LEED AP
 Architect
 Humphries Poli Architects



November 7, 2018

Robert Zuccaro, AICP
Planning & Building Safety Director
City of Louisville
rzuccaro@louisvilleco.gov
303-335-4590

RE: Lee Avenue Miner's Cabins Executive Summary

Dear Mr. Zuccaro,

The team of Summit Construction Specialties, Humphries Poli Architects and JVA, Inc. were hired to analyze potential sites for two historic cabins which were relocated from Lee Avenue to the City of Louisville's maintenance facility in January of 2018. This site analysis was performed in October of 2018.

Two options were evaluated for relocation of the structures. Option 1 is to relocate both cabins to a site adjacent to Miner's Park off Lee Avenue. Option 2 is to relocate one cabin to the Miner's Park site and relocate the second cabin to the northwest corner of the intersection of Pine Street and Courtesy Road.

The sites were evaluated based on architectural appropriateness, historic preservation approach, civil engineering impacts and construction cost impacts. It was determined that structural engineering for the foundations at each site would be similar and therefore, no differences were noted between the two options. Our findings are as follows:

Option 1

Pros	Cons
Maintains historical relationship between the two cabins	Requires removal of approximately 2 trees
Is closest to original locations	More grading required to achieve ADA and positive drainage
Safer pedestrian access from Lee Avenue	
Avoids majority of utility conflicts	
Avoids majority of drainage conflicts	
Least expensive option	
No easement impact	

Option 2

Pros	Cons
Minor grading required to achieve ADA and positive drainage	Could be impacted by future planned construction activities requiring re-doing work accomplished during this phase
Provides more prominent visual access to the cabin	Would cost approximately \$25-30,000.00 more than Option 1
	Loses context of the cabin setting
	Drainage issues would require more significant site walls
	Potential easement conflicts

Relocation Site Analysis for the
Lee Avenue Miners' Cabins
Louisville, CO
October 23, 2018



Lee Avenue Miner’s Cabins Relocation

Contents

- Summary of Current Situation 1
- Site One 2
- Site Two 3
- Architectural Mock-up of Option One 4
- Architectural Mock-up of Option Two 5
- Due Diligence Report 7
- Location and Description 7
- Site Development Considerations..... 7
- Site Layout and Access 7
- Floodplain Consideration 7
- Utilities..... 8
- Stormwater Control and Offsite Improvements 8
- Geotechnical Study 8
- Phase I Environmental Site Assessment 9
- Natural Resources Assessment..... 9
- Conclusion 9
- Estimated Additional Construction Costs for Relocation 9
- Appendix 10

Summary of Current Situation

Currently the two c. 1935-1940 cabins known as the Lee Avenue Miner’s Cabins are in storage in a City of Louisville’s maintenance facility. The City has requested that the team of Summit Construction Specialties, Sandcreek Construction, Humphries Poli Architects and JVA, Inc. evaluate two separate sites for the relocation of the cabins. **Option one** is to relocate both cabins to the north site. **Option two** is to relocate one cabin to the north site and one cabin to the south site.

Site One

The first site is located at 898 Lee Avenue, slightly south from Walnut Street, in the southwest corner of the Miner's Field site. This site is referred to as the north site.



6/4/2018

898 Lee Ave - Google Maps

Google Maps 898 Lee Ave



Image capture: Aug 2012 © 2018 Google

Louisville, Colorado

Site Two

The second site is located at 1268 Pine Street: the northwest corner of the intersection of Pine Street and Courtesy Road. This site is referred to as the south site.



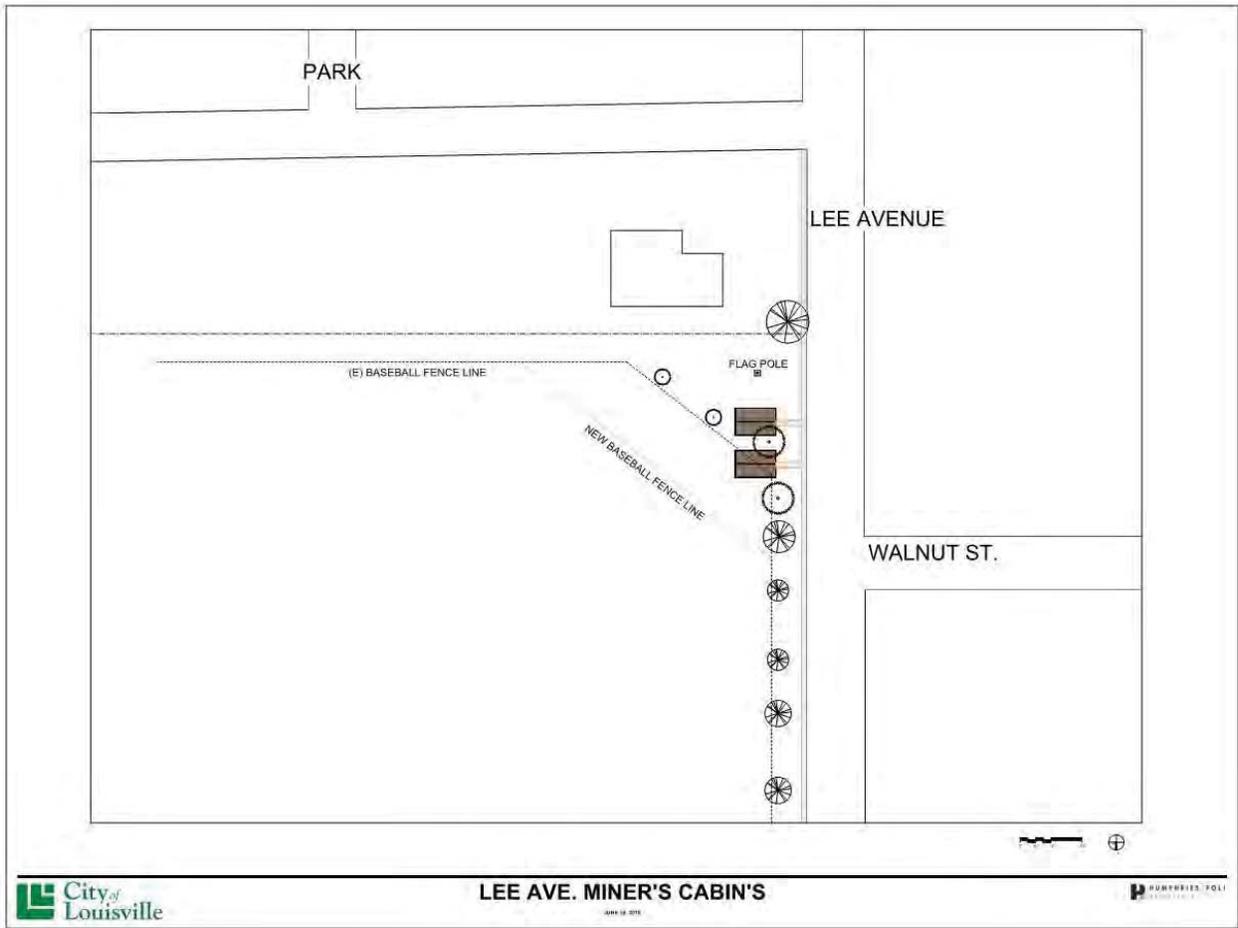
Google Maps 1268 Pine St



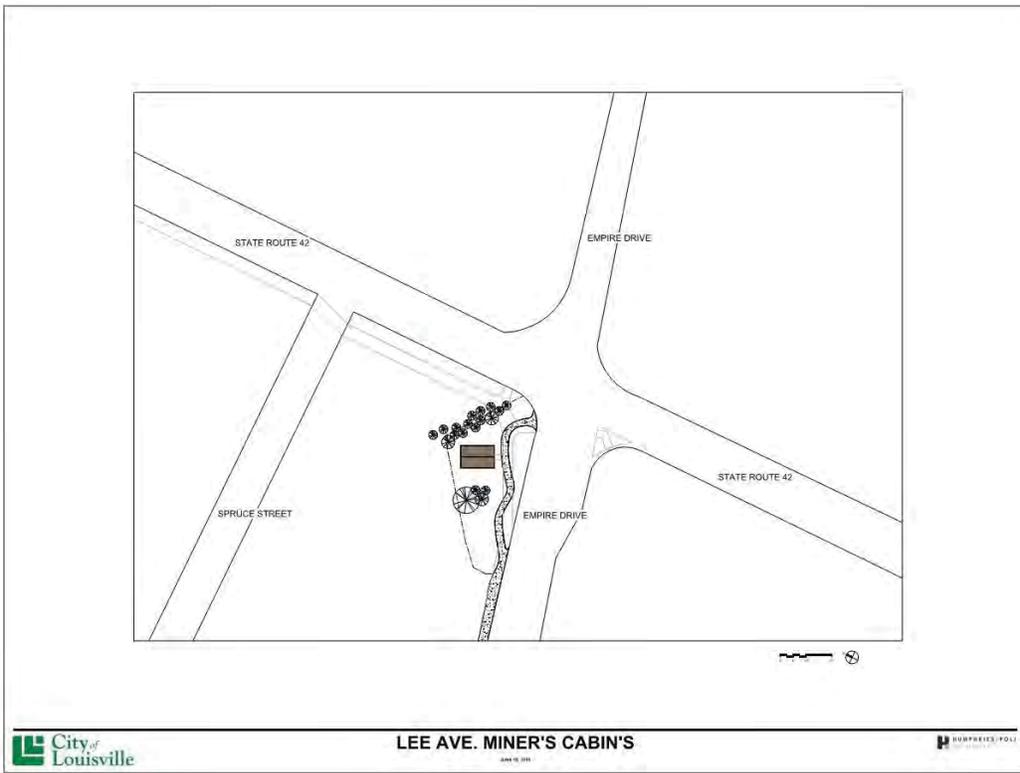
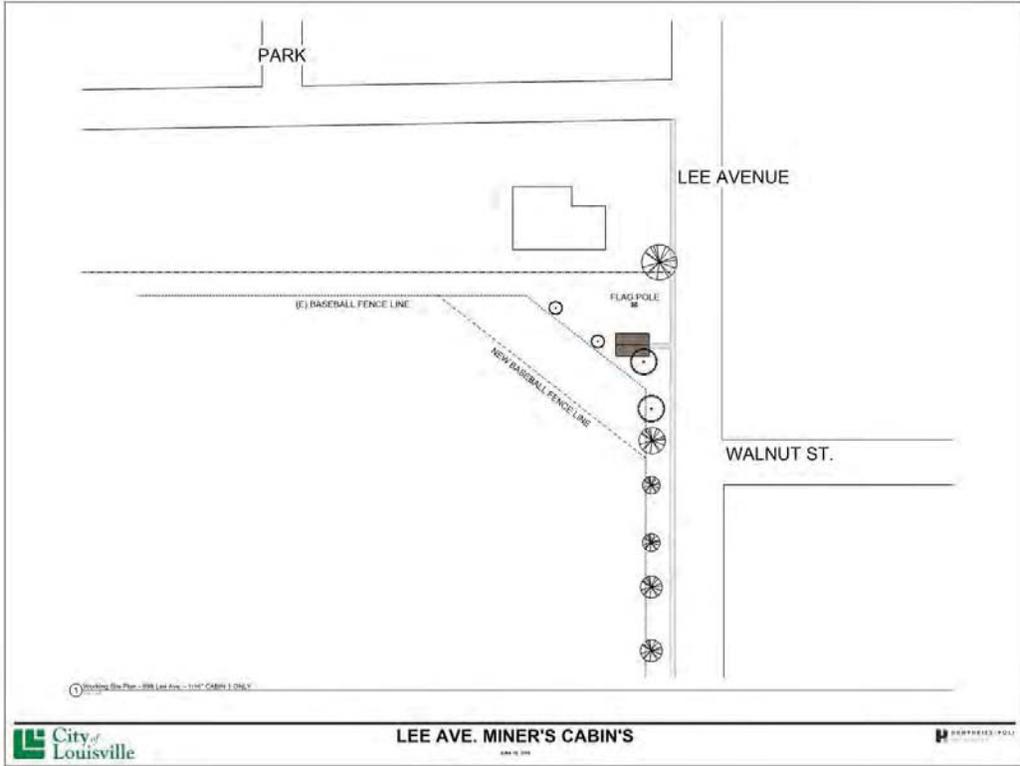
Image capture: Jul 2017 © 2018 Google

Louisville, Colorado

Architectural Mock-up of Option One



Architectural Mock-up of Option Two





Due Diligence Report

JVA, Inc. prepared this due diligence report to provide the City of Louisville with site research information for the two proposed Louisville Miners Cabins relocation sites.

Location and Description

The City of Louisville (City) is proposing the relocation of two historic miner cabins. Two sites are under consideration as shown on the attached vicinity map. The first site is located at 898 Lee Avenue, slightly south from Walnut Street, in the southwest corner of the Miner's Field site. This site is referred to as the north site. The second site is located at 1268 Pine Street: the northwest corner of the intersection of Pine Street and Courtesy Road. This site is referred to as the south site. Both sites are located within the City of Louisville, State of Colorado. There are two options for the cabins relocation. Option 1 is to relocate both cabins to the north site (see attached site exhibit: North Site Option 1). Option 2 is to relocate one cabin to the north site and one cabin to the south site (see attached site exhibits: North Site Option 2 and South Site Option 2).

No survey has been provided at this time. A topographic survey will be required for any further engineering analysis of the two sites.

Site Development Considerations

Site Layout and Access

Relocation options 1 and 2 both require minimal pavement areas, including a building apron and sidewalk access path. The slope of the sidewalk connection to the cabins should not exceed 2% to maintain ADA accessible access. The conceptual site layout scenarios included in this report provide access from Lee Avenue and Pine Street (see attached site exhibits). Site grading will be required to ensure positive drainage away from the buildings. Slopes around the cabins should not exceed 4:1. Conceptual topography has been based on aerial imagery provided by the City. Topographic survey will be required at the time of site design.

The north site is within the Louisville Miners Park Baseball Field (parcel number 157508400001) at 1212 South Street. The zoning for the north site is medium density residential. The south site is within the city right-of-way based on the assessor's map. The zoning for the south site is commercial community.

The City is currently in the process of modifying the intersection of State Highway 42 and Pine Street adjacent to the south site. Right-of-way construction activities involve road widening, sidewalk modifications and utility upgrades. The conceptual design provided at the south site utilize design files provided by the City for the State Highway 42 road improvements project.

Floodplain Consideration

FEMA FIRM Map No. 08013C0582J, dated December 12, 2012, locates the south site within the 100-year storm and 500-year storm floodplain (see attached FIRM map). However, the FEMA FIRM map is superseded by the Letter of Map Revision (LOMR) 17-08-0625P, effective March 8, 2018, determining that the south site is beyond the regulatory floodplain (see attached LOMR). Therefore, at this time, relocation of the miner cabin to the south site is not anticipated to require the approval of a floodplain development permit.

Utilities

Based on the current plan, the cabins will not have water and sewer services; therefore, no utility construction is proposed at this time. At this point in time, limited existing utility data has been provided for the north site. For the north site, it appears that water, storm, and sewer mains exist within Lee Avenue to the west of the site. However, no dry utility information is available for the north site. Potential conflicts with dry utilities may exist. If utilities are encountered onsite, there may be the potential for utility relocation and associated costs. See photographs in appendix of known utility locations.

Underground utility information for the south site has been provided by the City from the State Highway 42 road improvements project. Based on the State Highway 42 project plans, numerous underground utilities exist within the vicinity of the south site. For the south site it is likely that underground utility relocation will be required.

No easement or property information has been provided for the north or south site. For both sites there is the potential that existing easements exist within the area of work (particularly for the southern site). Easements that conflict with the proposed cabins may need to be expanded, vacated, and/or re-aligned based on the proposed building relocation, access, site features, and utility improvements. Extensive coordination with the City of Louisville, the utility owners, and the project surveyor will be required at the time of site development. The cost of this coordination and potential easement modification has not been quantified at this time.

Stormwater Control and Offsite Improvements

The proposed relocation sites may require the construction of drainage systems, including swales or other drainage measures which will convey the stormwater away from the building's foundation. This storm drainage will be designed in accordance to City of Louisville's stormwater requirements.

Additional stormwater infrastructure may be required in the adjacent street right-of-way.

There is an existing drainage ditch at the north site (see attached site exhibits). It is JVA's understanding that the existing drainage ditch is no longer needed given the addition of stormwater infrastructure in Lee Avenue. The ditch removal will require grading efforts but is not anticipated to require the construction of additional drainage measures.

A large drainage channel exists to the north of the cabin proposed in the southern site. This drainage channel will need to be maintained. Small walls may be required around the cabin to avoid impacting the existing drainage channel.

Geotechnical Study

No geotechnical study has been provided at this time.

Based on the USDA Web Soil Survey (see appendix), the two proposed sites have the hydrologic soil group B. Group B soils are characterized by moderate infiltration rates when thoroughly wet, moderately well drained soils that have a moderately fine to moderately coarse texture. Group B soils have a moderate rate of water transmission.

Phase I Environmental Site Assessment

No Phase I Environmental Site Assessment has been provided at this time.

Natural Resources Assessment

A list of species and critical habitat that may be affected by the proposed project was generated using the U.S. Fish and Wildlife Services (USFWS) Information, Planning and Conservation (IPaC) system. According to the attached Trust Resources List, the sites contain potential habitat for threatened and endangered species, and migratory birds. Construction activities could directly impact such species within the proposed sites. Appropriate measures will need to be implemented during construction, such as surveying for active listed species and migratory bird nests and minimizations of disturbances as necessary.

Conclusion

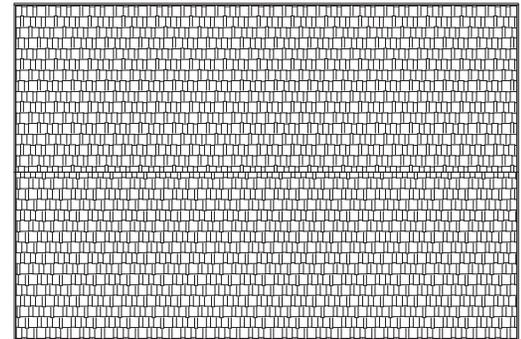
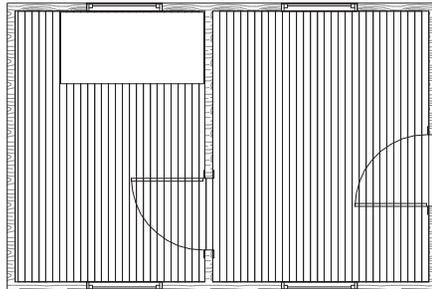
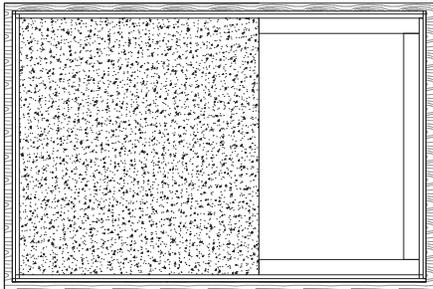
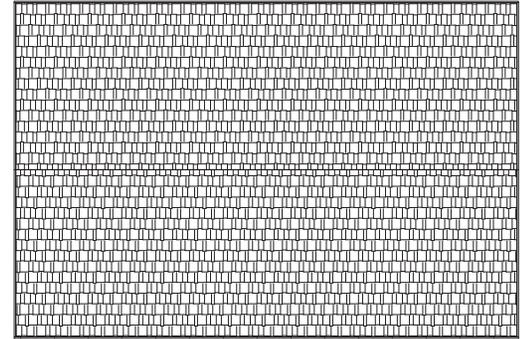
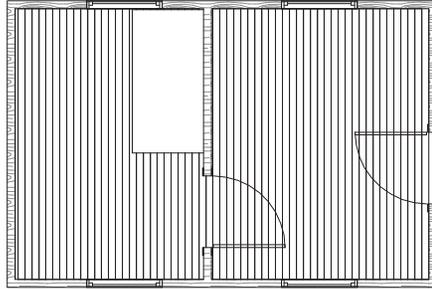
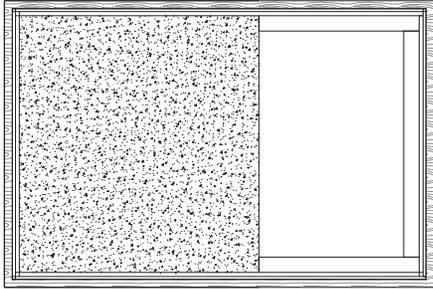
This report provides an initial observation of the site as it relates to relocation of the Louisville Miners Cabins. This report was prepared based on preliminary information provided by others and JVA's limited site observations. No formal design work or jurisdictional submittals have taken place as of this date. The purchaser of the property accepts all liabilities of owning this property, including, but not limited to: loss of or limited development potential of the property, lack of future availability of utilities, property line/boundary disputes, access issues, site clean-up remediation costs, and varying and unforeseen construction costs.

Based on the reviewed information, the two sites appear to be suitable for the Louisville Miners Cabins Relocation assuming the CLIENT addresses the above-mentioned issues and other issues that may arise during the design and approval process. We did not discover other items that would make the site unsuitable for this type of development.

Estimated Additional Construction Costs for Relocation

The preliminary cost analysis provided for Phase I would increase by \$25,000 - \$30,000 if Option 2 is selected. This is due to having two separate areas of mobilization and safety considerations of the two sites. Further, the potential additional site work on the south site, including the small walls at the existing drainage and the potential for easement conflicts, contribute to the increased costs.

Appendix

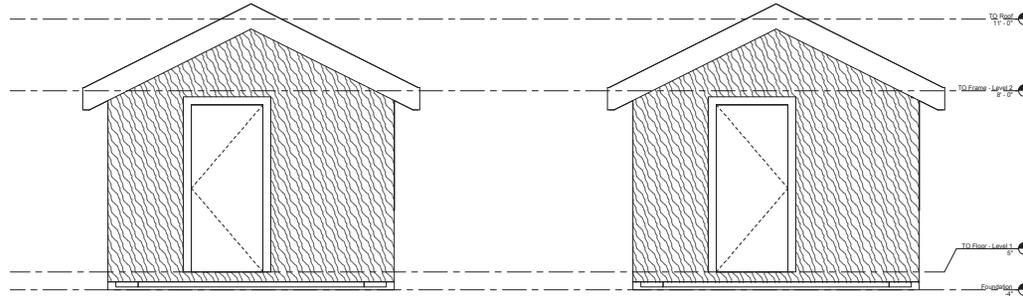


① Foundation - 1/2"
1/2" = 1'-0"

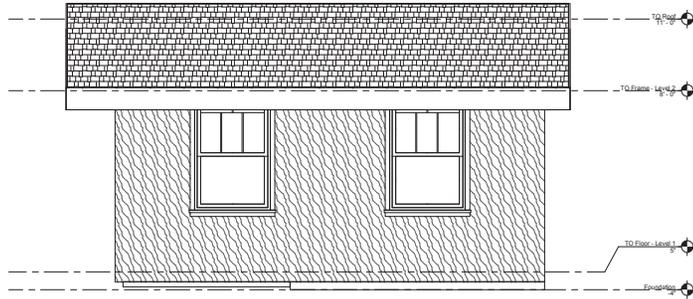
② TO Floor - Level 1 - 1/2"
1/2" = 1'-0"

③ TO Roof - 1/2"
1/2" = 1'-0"

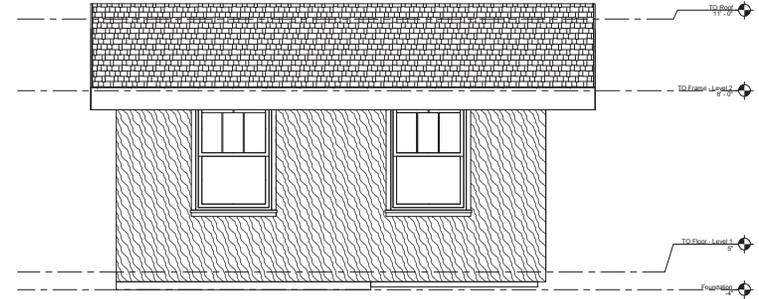




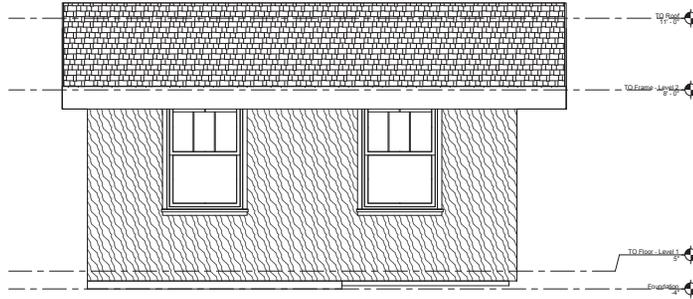
① East
1/2" = 1'-0"



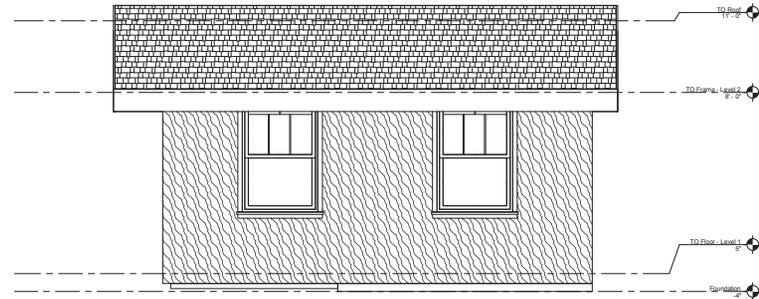
② North - Cabin 2
1/2" = 1'-0"



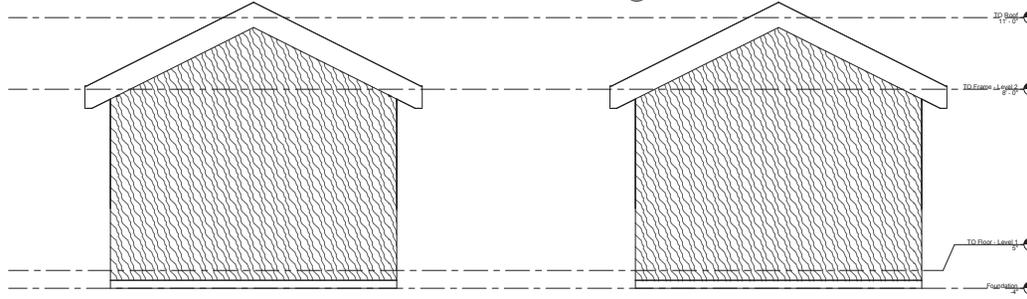
⑤ South - Cabin 2
1/2" = 1'-0"



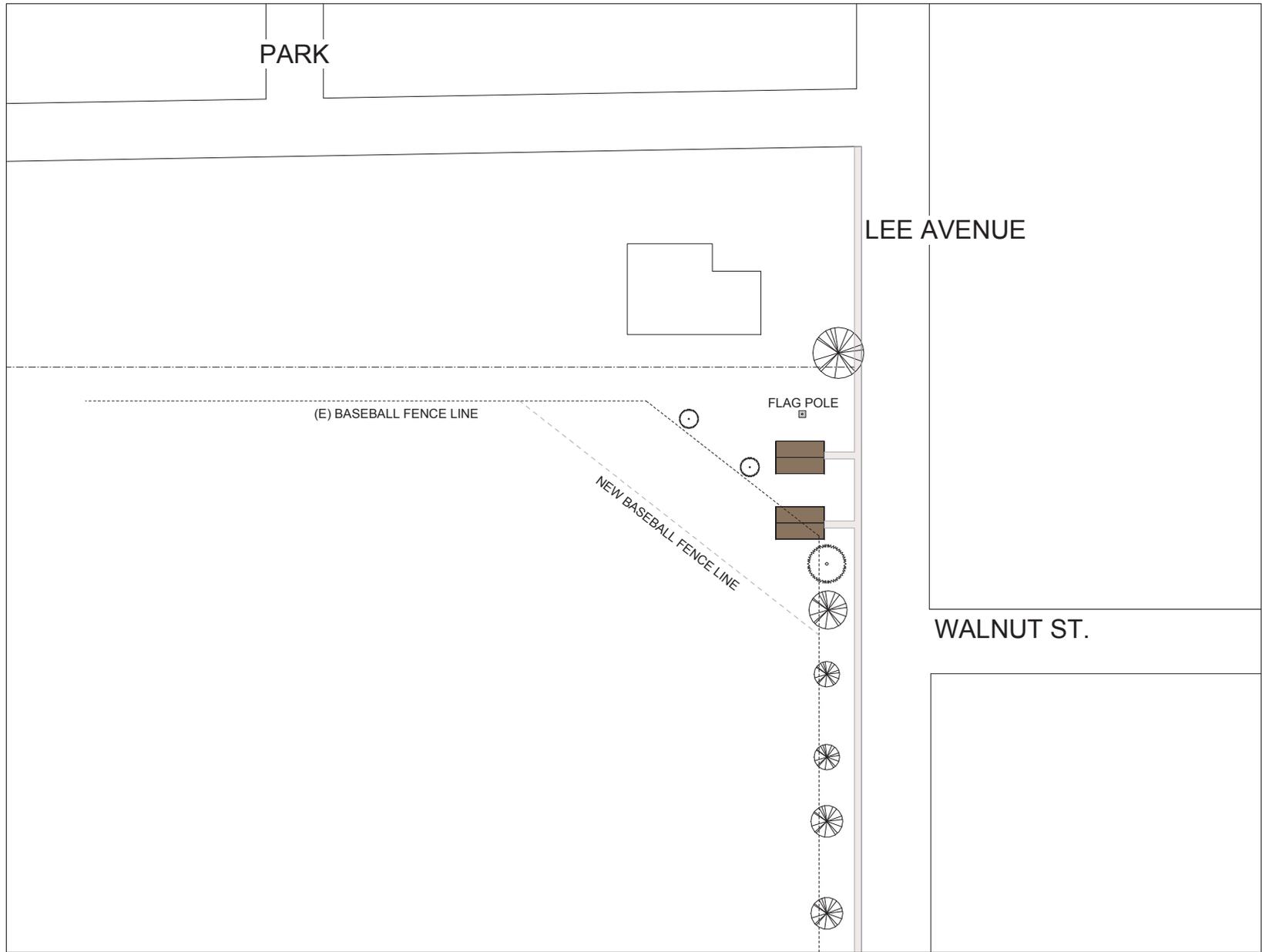
③ South - Cabin 1
1/2" = 1'-0"

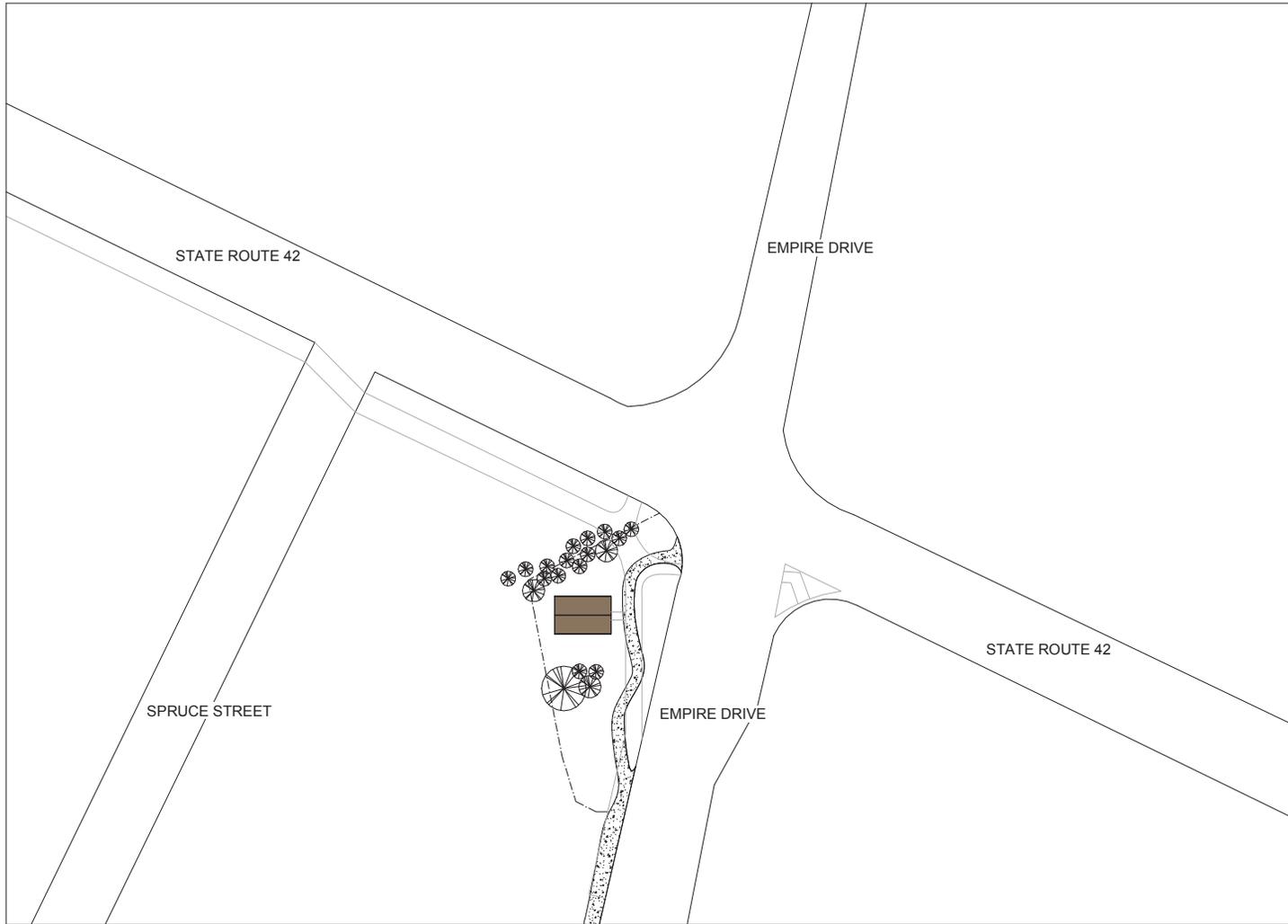


⑥ North - Cabin 1
1/2" = 1'-0"



④ West
1/2" = 1'-0"

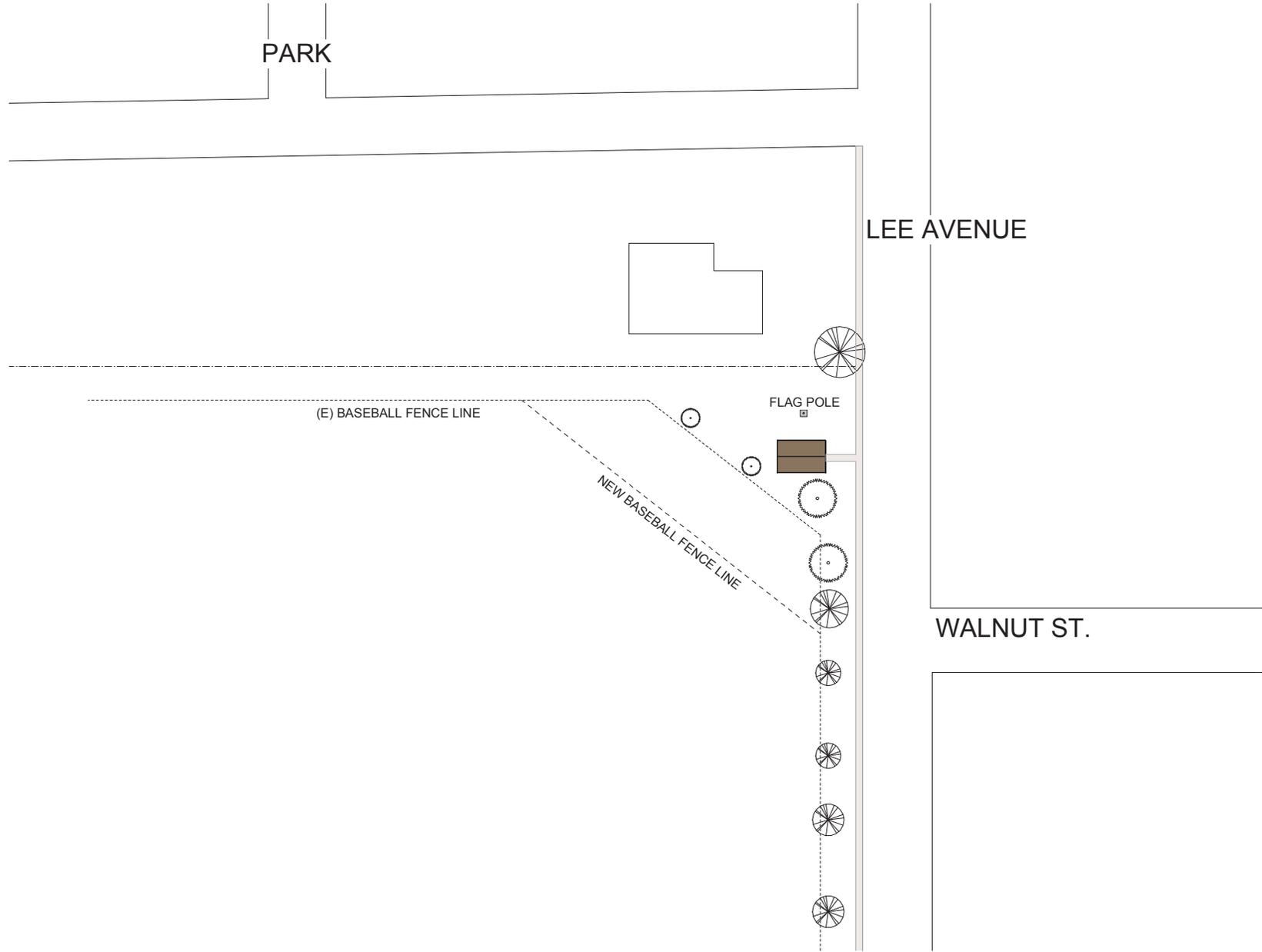




PARK

LEE AVENUE

WALNUT ST.



1 Working Site Plan - 898 Lee Ave. - 1/16" CABIN 1 ONLY
1/16" = 1'-0"







LOUISVILLE MINERS CABINS

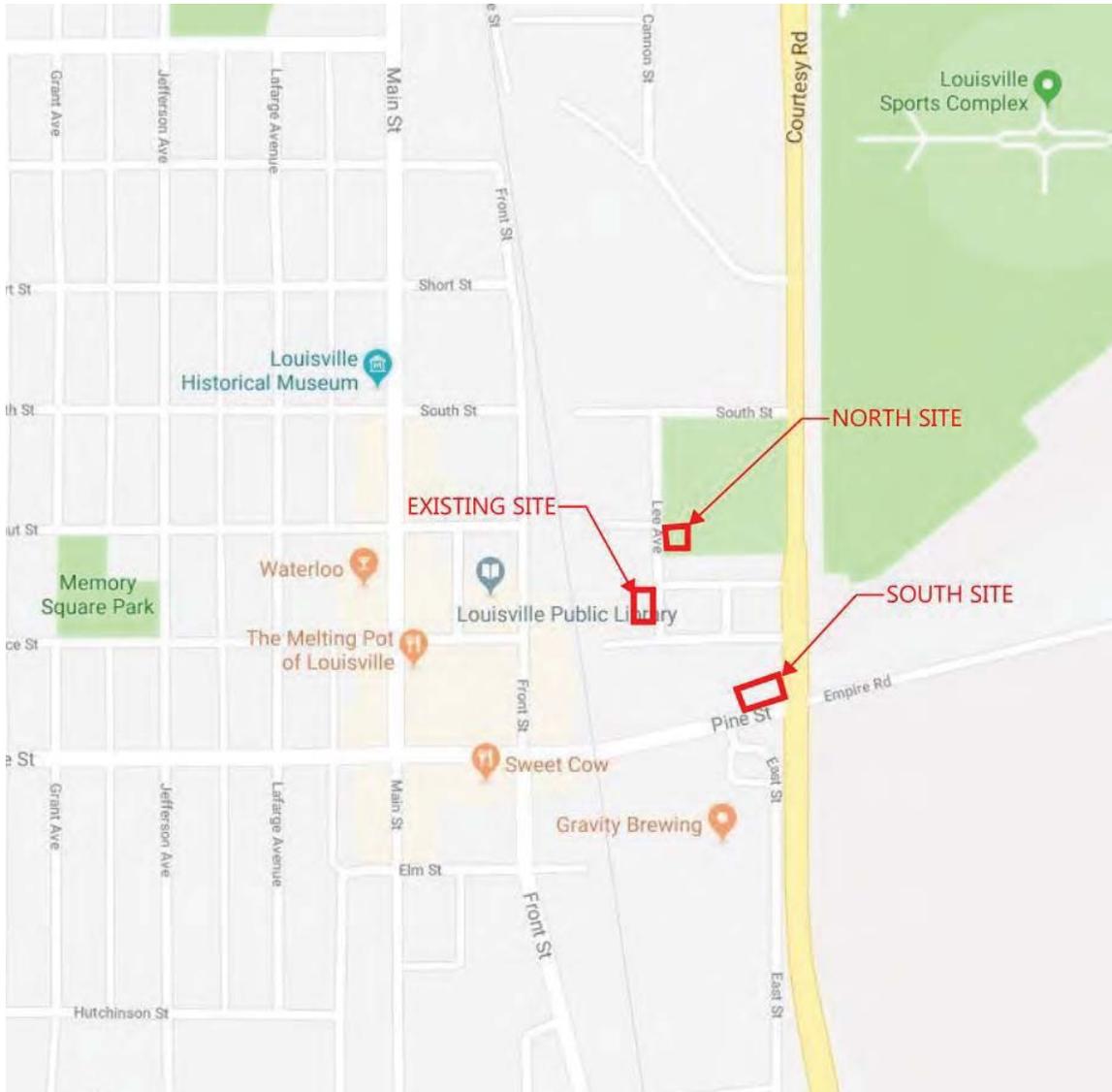
AT

EXISTING SITE: 825 LEE AVENUE

NORTH SITE: 898 LEE AVENUE

SOUTH SITE: 1268 PINE STREET

LOUISVILLE, COLORADO



VICINITY MAP – NOT TO SCALE

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **Flowways** have been determined, users are encouraged to consult the Flood Profiles and Flowway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only to seaward of 0.0 Normal American Vertical Datum of 1989 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the flowways were computed at cross sections and interpolated between cross sections. The flowways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Flowway widths and other pertinent flowway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be subjected to flood external structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Universal Transverse Mercator (UTM) zone 13. The horizontal datum was NAD 83, GRS 1980 spheroid. Differences in datum, reference projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of a single FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1989. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1989, visit the National Geodetic Survey website at <http://ngs.boulder.co.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
 NOAA, NVD512
 National Geodetic Survey
 SP-0C-3, #2002
 1315 East West Highway
 Silver Spring, Maryland 20910-3282
 (301) 713-3242

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was provided by the FEMA Map Service Center and the Boulder Area Spatial Data Cooperative (BASDC). Additional input was provided by the Town of Erie and the City of Longmont. These data are current as of 2004.

This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and flowways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Flowway Data tables for multiple streams in the Flood Insurance Study Report (which contain authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or dis-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limits and locations.

Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels, community map repository addresses, and a listing of Communities table containing National Flood Insurance Program Status for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the Map Service Center (MSC) website at <http://www.fema.gov>. Available products may include printed or e-mailed Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have questions about this map, how to order products, or the National Flood Insurance Program in general, please call the FEMA Map Information exchange (MIEX) at 1-877-FEMA-MAP (1-877-336-2267) or visit the FEMA website at <http://www.fema.gov>.

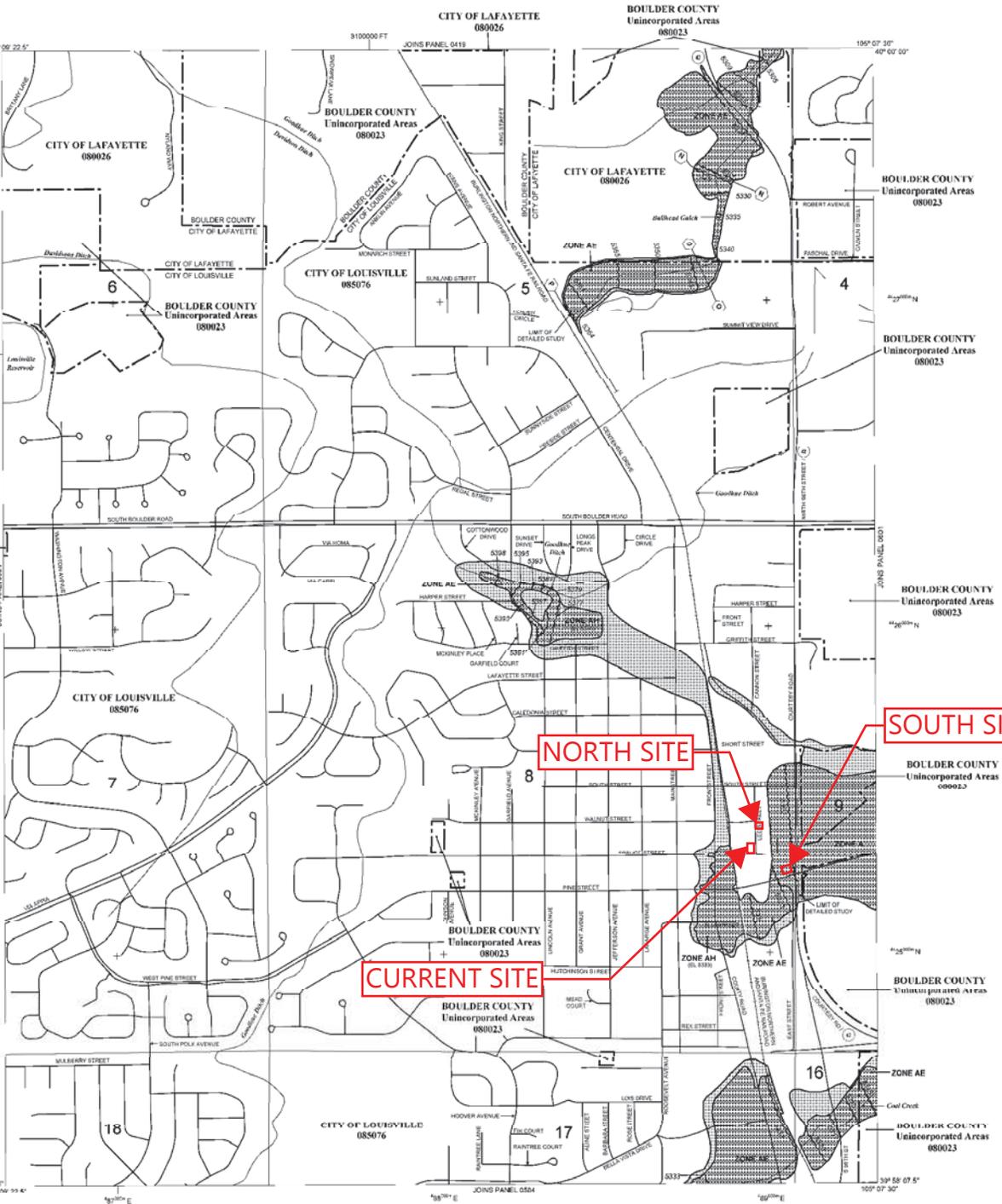
Boulder County Vertical Datum Offset Table

Flooding Source	Vertical Datum Offset (ft.)	Flooding Source	Vertical Datum Offset (ft.)
...

The digital Flood Insurance Rate Map (FIRM) was produced through a cooperative partnership between the State of Colorado Water Conservation Board, the Urban Drainage and Flood Control District, and the Urban Drainage and Flood Control District. The State of Colorado Water Conservation Board and the Urban Drainage and Flood Control District have entered into a long-term agreement to cooperate in order to reduce the costs associated with flooding. As part of this effort, both the State of Colorado and the Urban Drainage and Flood Control District have joined in completing Technical Partner agreements with FEMA to produce this digital FIRM.

Additional Flood Hazard Information and resources are available from local entities, the Colorado Water Conservation Board, and the Urban Drainage and Flood Control District.

BOULDER COUNTY
 Unincorporated Areas
 080023



LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
- Base Flood Elevations determined
- Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined
- Flood depths of 3 to 7 feet (usually sheet flow on rising terrain); average depths determined for areas of sheet flow flooding; velocities also determined
- Special Flood Hazard Areas (SFHA) Subject to Inundation by the 1% Annual Chance Flood by a Flood Control System that has subsequently deteriorated. Zone AE includes the former flood control system in being removed to provide protection from the 1% annual chance or greater flood.
- Area to be protected from 1% annual chance flood by a Federal Flood Protection System under construction; no Base Flood Elevations determined
- Coastal Flood Zone with velocity hazard (wave action); Base Flood Elevations determined
- FLOODWAY AREAS IN ZONE AE
- OTHER FLOOD AREAS
- Areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with channel areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.
- OTHER AREAS
- Areas determined to be outside the 0.2% annual chance floodplain.
- Areas in which Flood Hazard is not determined, but available.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
- OTHERWISE PROTECTED AREAS (OPWA)
- Levee areas and levees are ordinary levees, moles or dikes or special flood hazard areas.
- Floodplain Boundary
- Flowway boundary
- Zone D boundary
- CWS and OFB boundary
- Boundary defining Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Base Flood Elevation line and value (elevation in feet)
- Base Flood Elevation value where uniform within zones, elevation in feet
- Elevation to the North American Vertical Datum of 1989
- Cross section line
- Transect line
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
- 300-meter Universal Transverse Mercator grid values, zone 13
- 3000-foot contour lines
- 100-foot contour lines
- Bench mark (see explanation in Notes to Users section of this FIRM panel)
- Map Index
- Refer to listing of Map Repositories on Map Index
- EFFECTIVE DATE OF DOWNGRADE FLOODING

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0582J

FIRM FLOOD INSURANCE RATE MAP BOULDER COUNTY, COLORADO AND INCORPORATED AREAS

Panel 582 of 615
 (SEE MAP INDEX FOR FIRM PANEL LA OUT)

CONTAINS	COMMUNITY	DIVISION	SCALE	DATE
...

Notice to User: The Map Number shown below should be used when placing map orders, when requesting information, when applying for insurance, or when using insurance applications for the subject community.

MAP NUMBER: 08D13C0582J
 MAP REVISION: DECEMBER 18, 2012

National Emergency Management Agency

NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 1 SOUTH, RANGE 93 WEST.



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of Louisville Boulder County Colorado	CHANNELIZATION	HYDRAULIC ANALYSIS HYDROLOGIC ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 085076		
IDENTIFIER	Lafayette-Louisville Boundary Area Drainage Improvements Project	APPROXIMATE LATITUDE AND LONGITUDE: 39.982, -105.120 SOURCE: USGS QUADRANGLE DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM*	NO.: 08013C0601J DATE: December 18, 2012	DATE OF EFFECTIVE FLOOD INSURANCE STUDY: December 18, 2012	
TYPE: FIRM*	NO.: 08013C0582J DATE: December 18, 2012	PROFILES: 381P-383P SUMMARY OF DISCHARGES TABLE: 4	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map

FLOODING SOURCES AND REVISED REACHES

See Page 2 for Additional Flooding Sources

Drainageway A-2 - From the confluence with Drainageway A to approximately 1,170 feet upstream of the confluence with Drainageway A

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Drainageway A-2	Zone X (unshaded)	Zone AE	YES	NONE
	No BFEs*	BFEs	YES	NONE
	Zone AE	Zone X (unshaded)	NONE	YES
	Zone AH	Zone X (shaded)	NONE	YES

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at <http://www.fema.gov/national-flood-insurance-program>.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

OTHER FLOODING SOURCES AFFECTED BY THIS REVISION

FLOODING SOURCE AND REVISED REACH

Drainageway A-2 - From the confluence with Drainageway A to approximately 1,170 feet upstream of the confluence with Drainageway A
Drainageway A - From the confluence with Drainageway 7 to approximately 800 feet upstream of the confluence with Drainageway A-2

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Drainageway A-2	BFEs*	No BFEs	NONE	YES
	Zone A	Zone AE	NONE	YES
	Zone X (shaded)	Zone X (unshaded)	NONE	YES
Drainageway A	Zone X (shaded)	Zone X (unshaded)	NONE	YES
	Zone AH	Zone X (unshaded)	NONE	YES
	Zone AE	Zone X (unshaded)	NONE	YES
	Zone X (shaded)	Zone AE	YES	YES
	No BFEs	BFEs	YES	NONE
	BFEs	No BFEs	NONE	YES

* BFEs - Base Flood Elevations

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <http://www.fema.gov/national-flood-insurance-program>.

Patrick "Rick" F. Sacibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

OTHER COMMUNITIES AFFECTED BY THIS REVISION

CID Number: 080023 **Name:** Boulder County, Colorado

AFFECTED MAP PANELS

TYPE: FIRM* NO.: 08013C0601J DATE: December 18, 2012
TYPE: FIRM* NO.: 08013C0582J DATE: December 18, 2012

AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT

DATE OF EFFECTIVE FLOOD INSURANCE STUDY: December 18, 2012
PROFILES: 381P-386P
SUMMARY OF DISCHARGES TABLE: 4

CID Number: 080026 **Name:** City of Lafayette, Colorado

AFFECTED MAP PANELS

TYPE: FIRM* NO.: 08013C0601J DATE: December 18, 2012

AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT

DATE OF EFFECTIVE FLOOD INSURANCE STUDY: December 18, 2012
PROFILES: 384P
SUMMARY OF DISCHARGES TABLE: 4

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <http://www.fema.gov/national-flood-insurance-program>.

Patrick "Rick" F. Sacbbit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

NFIP regulations Subparagraph 60.3(b)(7) requires communities to ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management ordinances; therefore, responsibility for maintenance of the altered or relocated watercourse, including any related appurtenances such as bridges, culverts, and other drainage structures, rests with your community. We may request that your community submit a description and schedule of maintenance activities necessary to ensure this requirement.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance discharges computed in the submitted hydrologic model. Future development of projects upstream could cause increased discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on discharges and could, therefore, indicate that greater flood hazards exist in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <http://www.fema.gov/national-flood-insurance-program>.

A handwritten signature in blue ink, appearing to read "Rick F. Sacbibit".

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Ms. Jeanine D. Petterson
Director, Mitigation Division
Federal Emergency Management Agency, Region VIII
Denver Federal Center, Building 710
P.O. Box 25267
Denver, CO 80225-0267
(303) 235-4830

STATUS OF THE COMMUNITY NFIP MAPS

We are processing a revised FIRM and FIS report for Boulder County in our countywide format; therefore, we will not physically revise and republish the FIRM and FIS report for your community to incorporate the modifications made by this LOMR at this time. Preliminary copies of the countywide FIRM and FIS report, which present information from the effective FIRMs and FIS reports for your community and incorporated communities in Boulder County, were submitted to your community for review on February 16, 2017. We will incorporate the modifications made by this LOMR into the countywide FIRM and FIS report before they become effective.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at <http://www.fema.gov/national-flood-insurance-program>.

A handwritten signature in black ink, appearing to read "Rick F. Sacbbit".

Patrick "Rick" F. Sacbbit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

Name: *The Daily Camera*

Dates: November 1, 2017 and November 8, 2017

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <http://www.fema.gov/national-flood-insurance-program>.

A handwritten signature in blue ink, appearing to read "Rick F. Sacbibit".

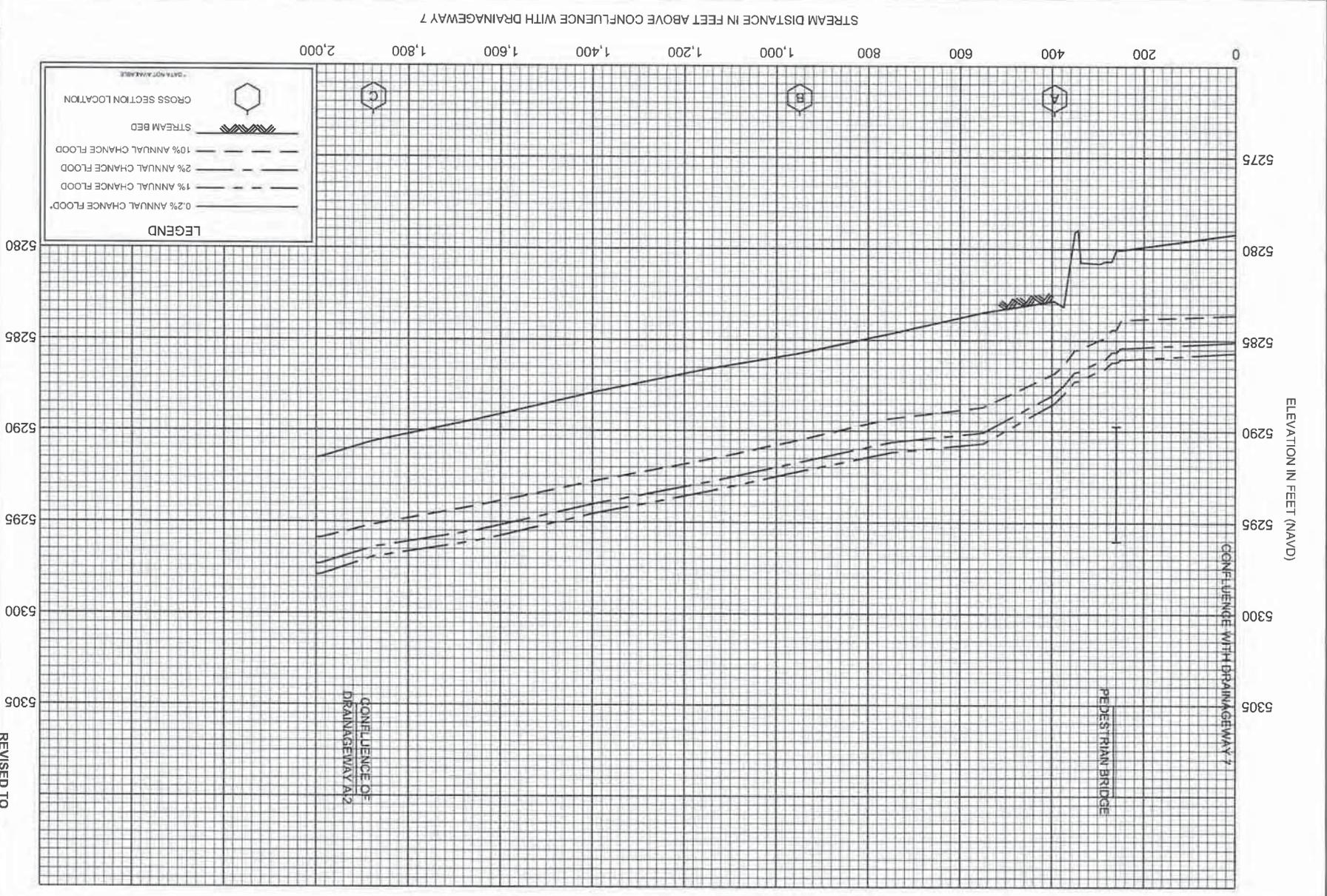
Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Table 4 - Summary of Discharges (Continued)

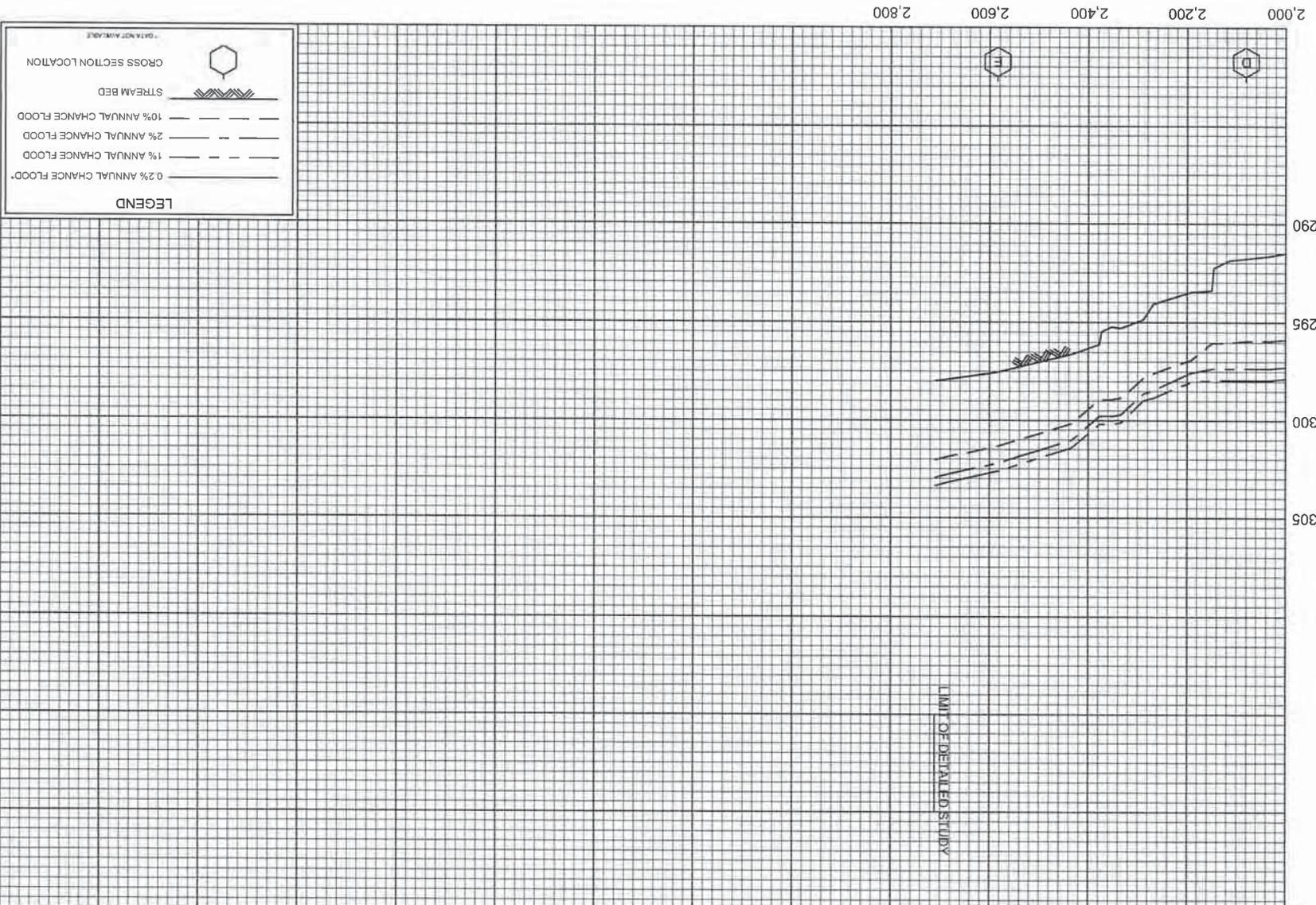
<u>Flooding Source and Location</u>	<u>Drainage Area (Square Miles)</u>	<u>Peak Discharges (cfs)</u>			
		<u>10-Percent Annual Chance</u>	<u>2-Percent Annual Chance</u>	<u>1-Percent Annual Chance</u>	<u>0.2-Percent Annual Chance</u>
Drainageway A Upstream of Confluence with Drainageway 7	1.39	400	724	894	— ¹
Upstream of Confluence with Drainageway A-2	1.13	157	281	367	— ¹
Drainageway A-2 Upstream of Confluence with Drainageway A	0.21	266	457	566	— ¹
Drainageway 7-2 Upstream of Confluence with Drainageway 7	0.39	181	315	383	— ¹
Drainageway 7 Upstream of Confluence with Coal Creek	1.92	647	1,238	1,544	— ¹

¹ Data Not Available

**REVISED TO
REFLECT LOMR
EFFECTIVE: March 8, 2018**



ELEVATION IN FEET (NAVD)



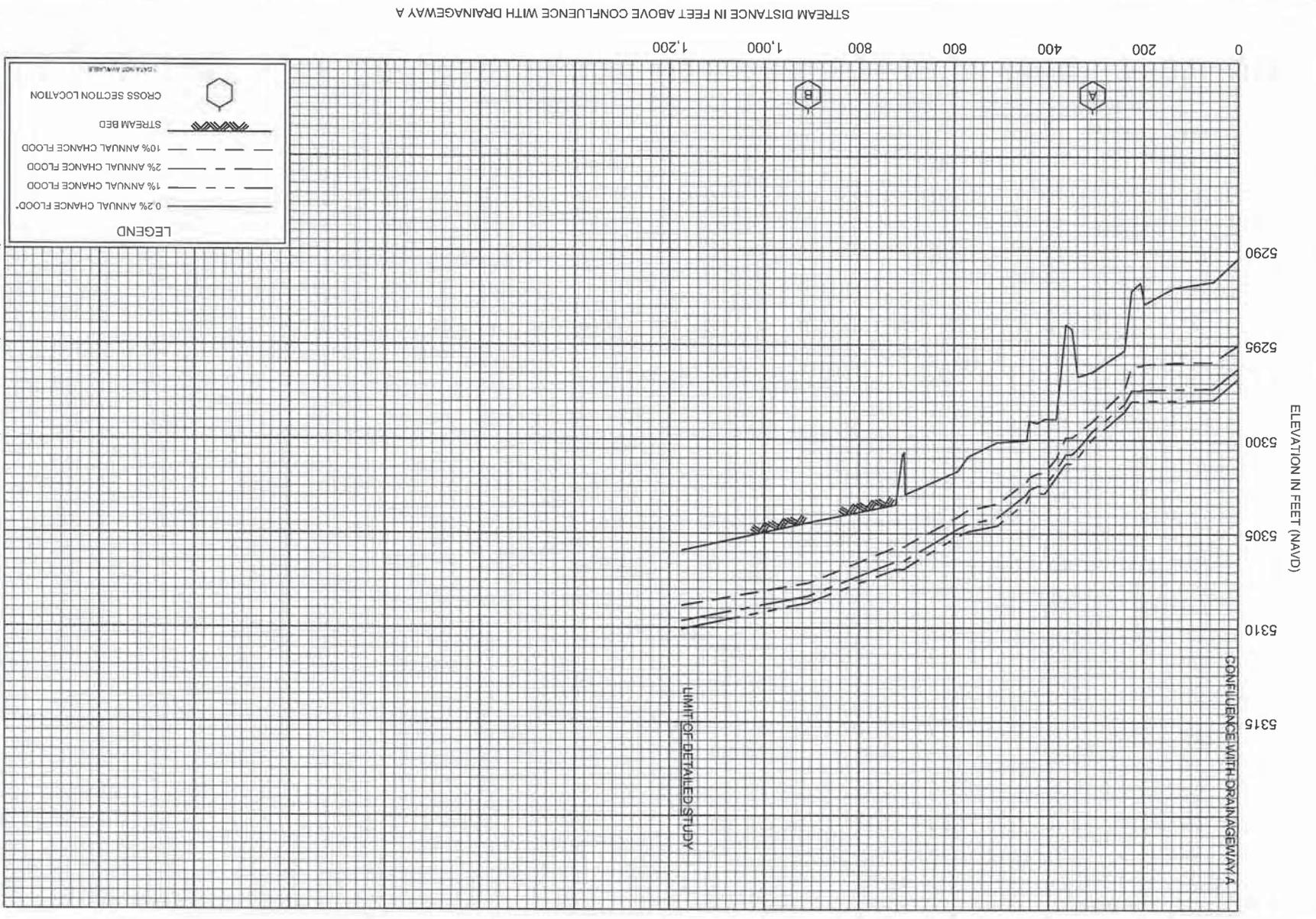
STREAM DISTANCE IN FEET ABOVE CONFLUENCE WITH DRAINAGEWAY 7

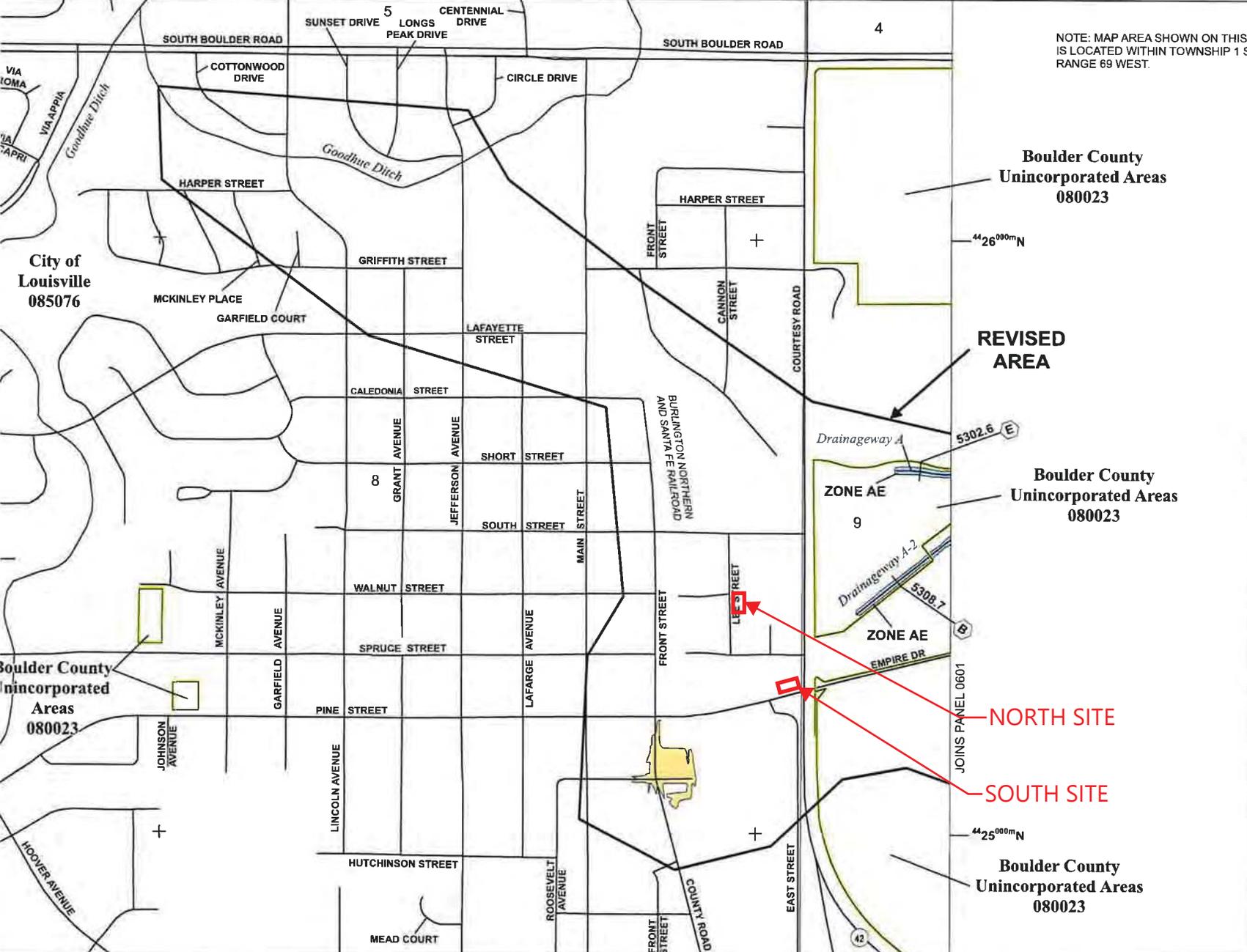
382P

FEDERAL EMERGENCY MANAGEMENT AGENCY
BOULDER COUNTY, CO
AND INCORPORATED AREAS

REVISED TO
REFLECT LOMR
EFFECTIVE: March 8, 2018
FLOOD PROFILES
DRAINAGEWAY A

42





NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 1 SOUTH, RANGE 69 WEST.

Boulder County Unincorporated Areas 080023

REVISED AREA

Boulder County Unincorporated Areas 080023

NORTH SITE

SOUTH SITE

Boulder County Unincorporated Areas 080023

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone X, X1, X2, X3, X4, X5, X6, X7, X8, X9, X10, X11, X12, X13, X14, X15, X16, X17, X18, X19, X20, X21, X22, X23, X24, X25, X26, X27, X28, X29, X30, X31, X32, X33, X34, X35, X36, X37, X38, X39, X40, X41, X42, X43, X44, X45, X46, X47, X48, X49, X50, X51, X52, X53, X54, X55, X56, X57, X58, X59, X60, X61, X62, X63, X64, X65, X66, X67, X68, X69, X70, X71, X72, X73, X74, X75, X76, X77, X78, X79, X80, X81, X82, X83, X84, X85, X86, X87, X88, X89, X90, X91, X92, X93, X94, X95, X96, X97, X98, X99, X100
- With BFE or Depth from 1 to 4 ft Zone A, A1, A2, A3, A4, A5, A6, A7, A8, A9, A10, A11, A12, A13, A14, A15, A16, A17, A18, A19, A20, A21, A22, A23, A24, A25, A26, A27, A28, A29, A30, A31, A32, A33, A34, A35, A36, A37, A38, A39, A40, A41, A42, A43, A44, A45, A46, A47, A48, A49, A50, A51, A52, A53, A54, A55, A56, A57, A58, A59, A60, A61, A62, A63, A64, A65, A66, A67, A68, A69, A70, A71, A72, A73, A74, A75, A76, A77, A78, A79, A80, A81, A82, A83, A84, A85, A86, A87, A88, A89, A90, A91, A92, A93, A94, A95, A96, A97, A98, A99, A100
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee See Notes Zone X

SCALE

0 250 500 1,000 Feet

0 82.5 125 250 Meters

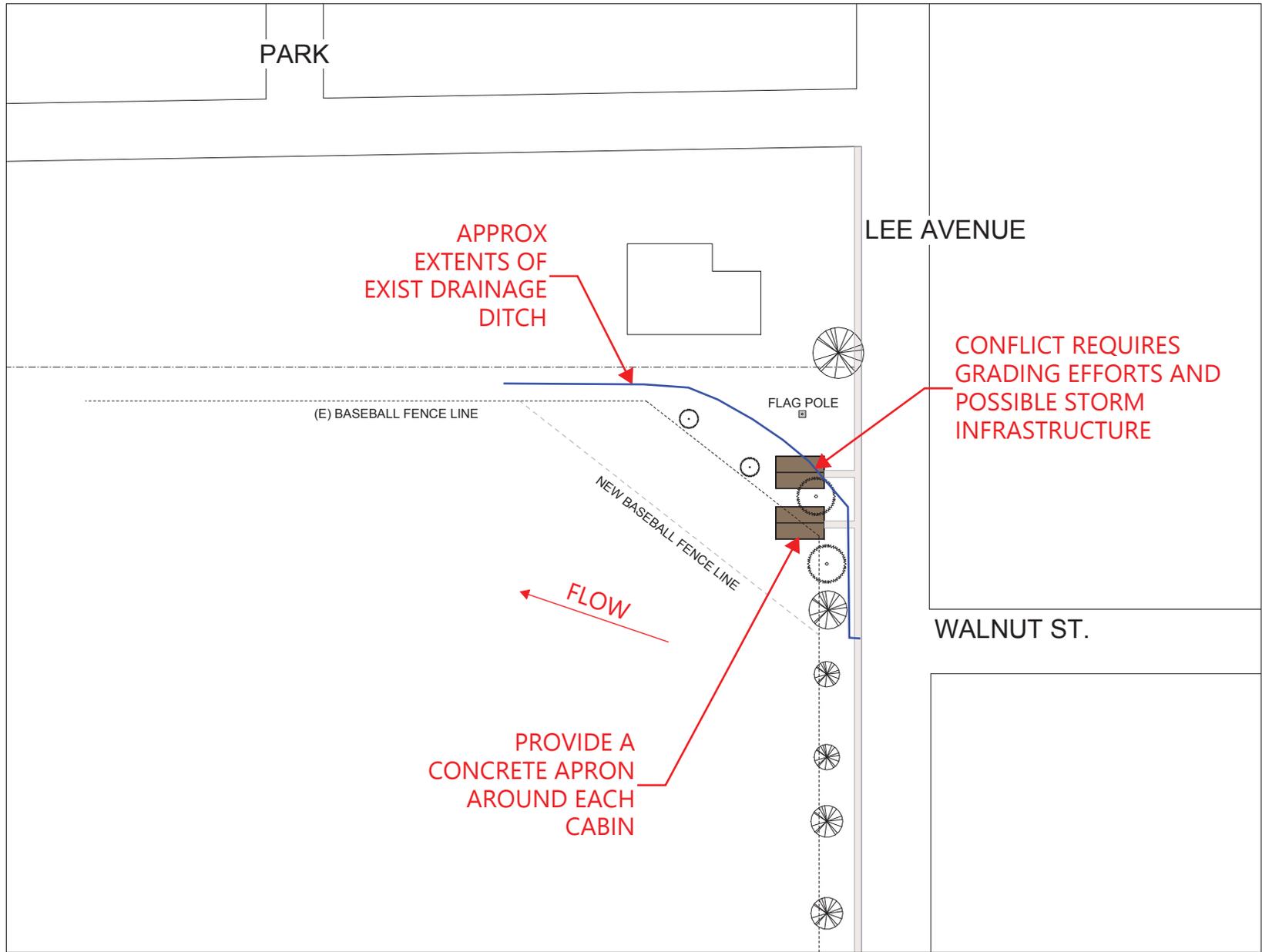
FEMA
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP
BOULDER COUNTY, COLORADO
Panel 582 of 615

COMMUNITY	NUMBER	PANEL	SUFFIX
BOULDER COUNTY	080023	0540	
LAFAYETTE CITY	080026	0582	
LOUISIANA CITY	080028	0540	

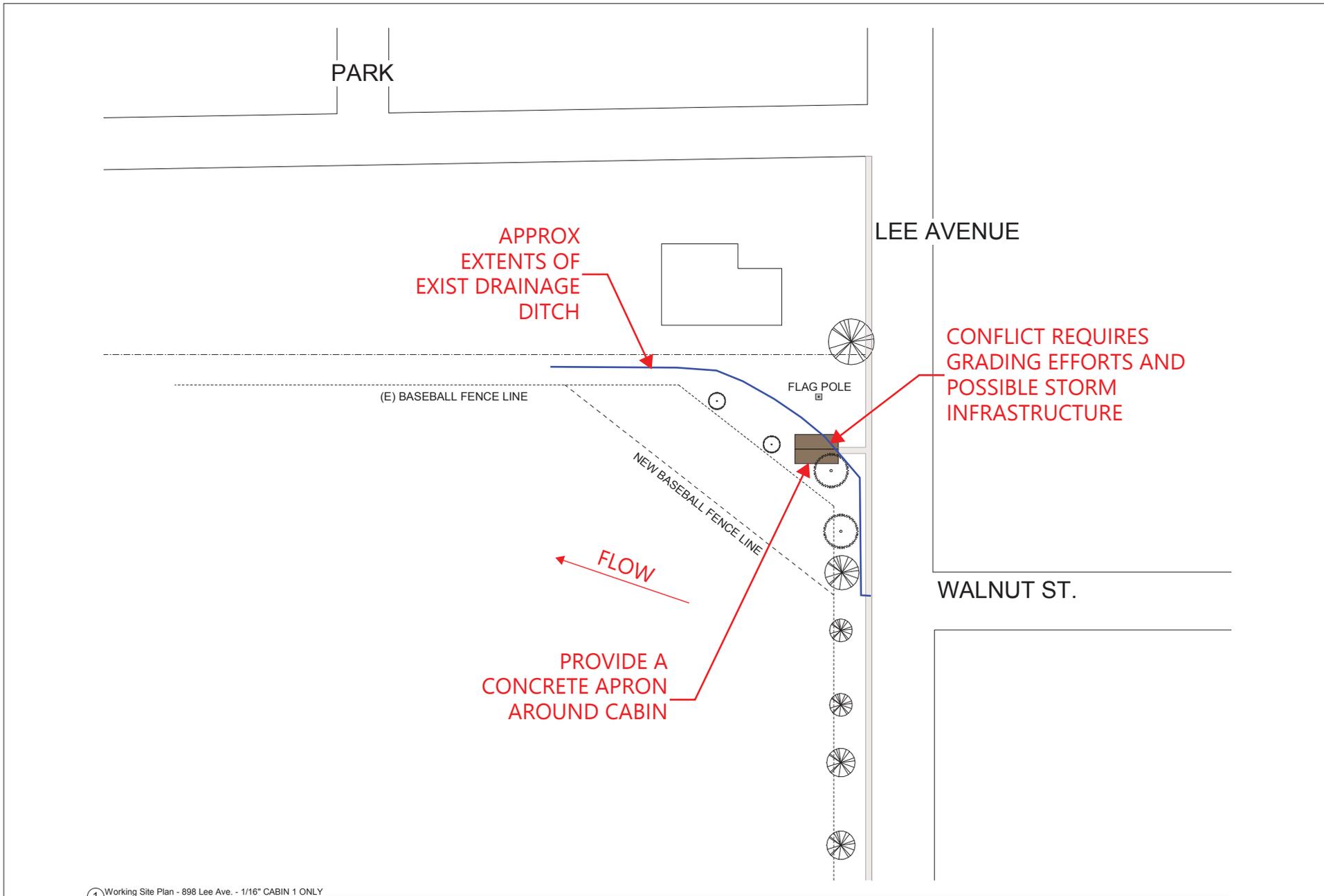
REVISED TO REFLECT LOMR EFFECTIVE: March 8, 2018

VERSION NUMBER 1.1.1.0
MAP NUMBER 08013C0582J
MAP REVISED DECEMBER 18, 2012



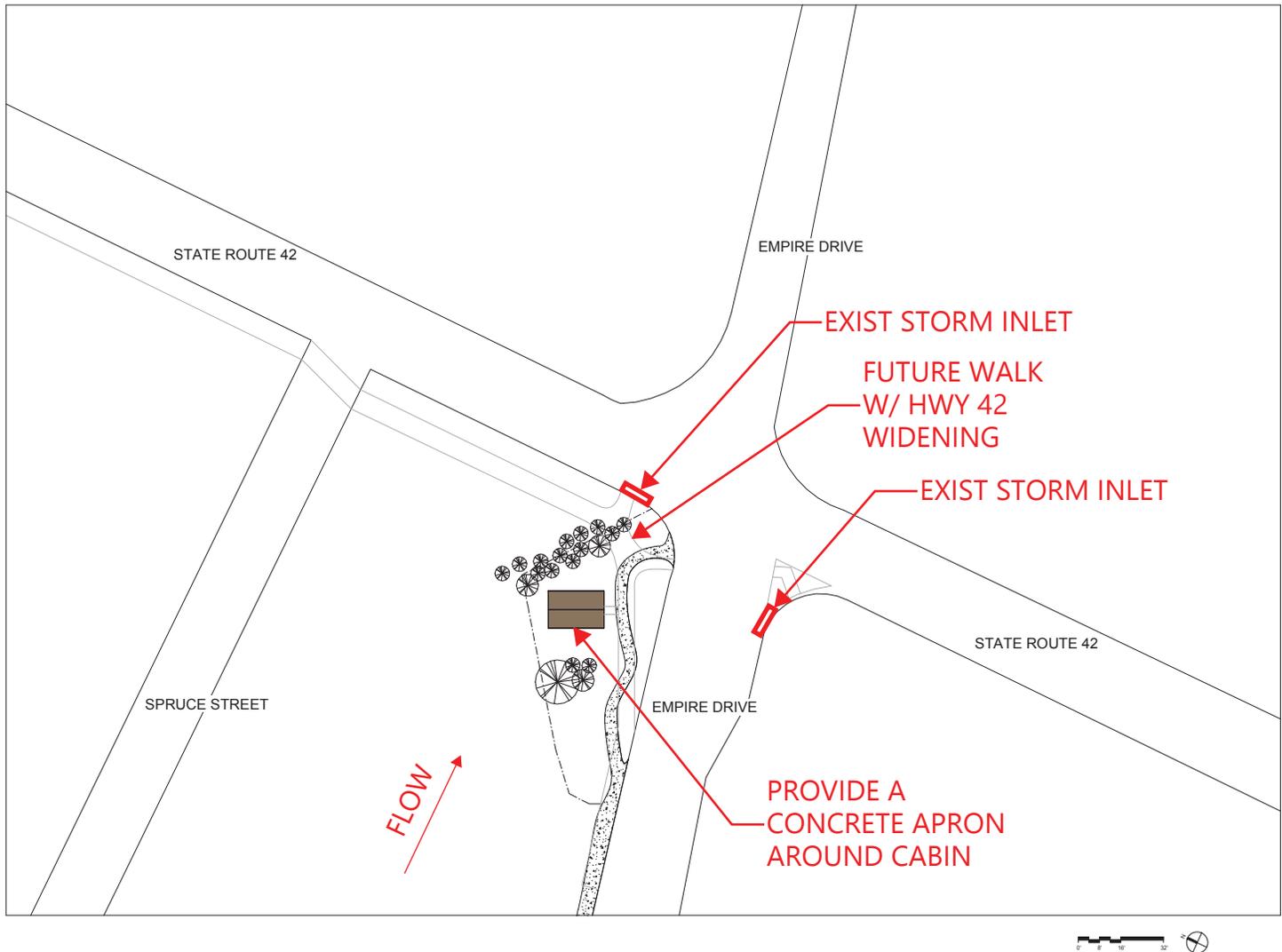
0' 10' 20' 30' 

NORTH SITE - OPTION 1



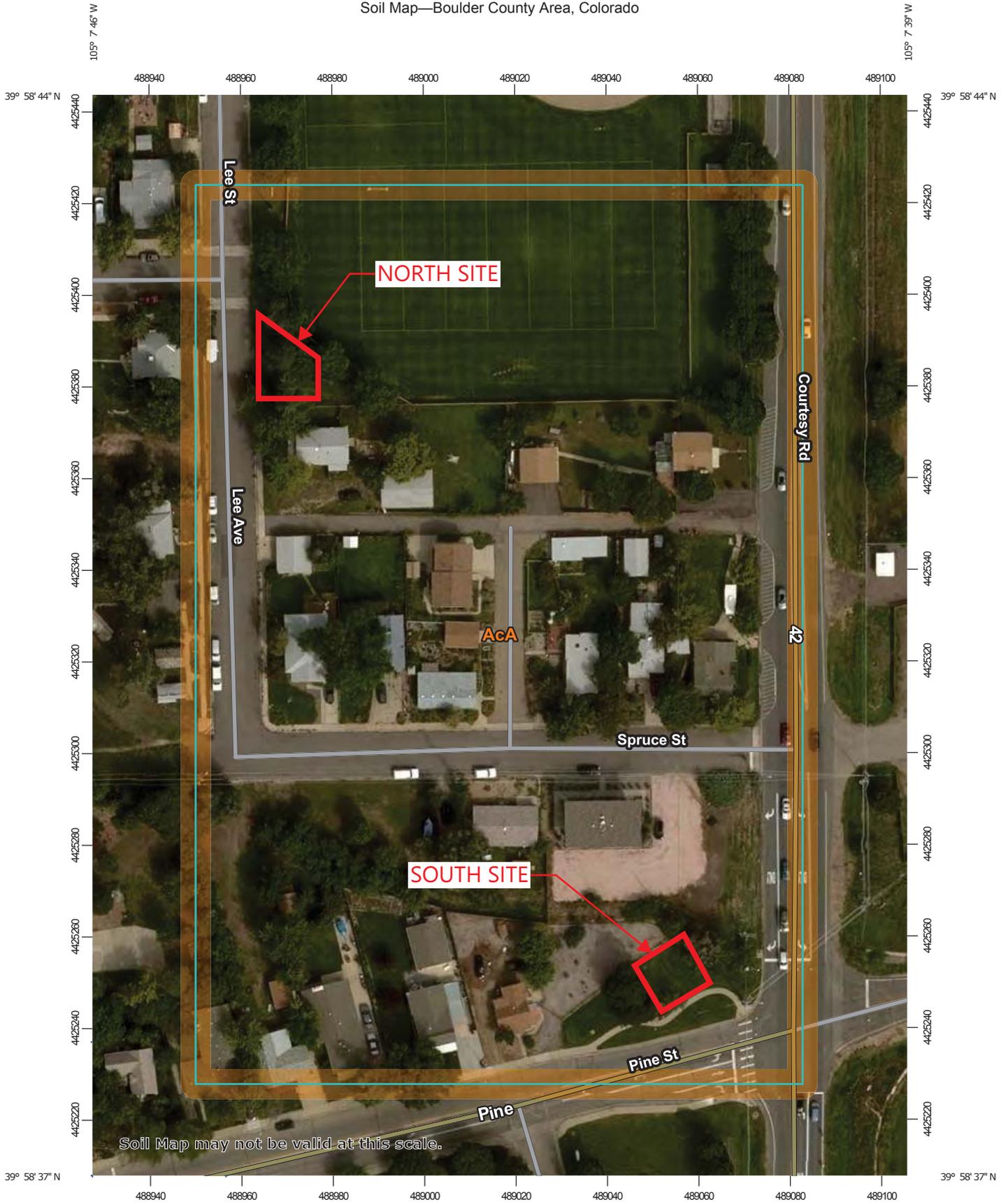
① Working Site Plan - 898 Lee Ave. - 1/16" CABIN 1 ONLY
1/16" = 1'-0"

NORTH SITE - OPTION 2

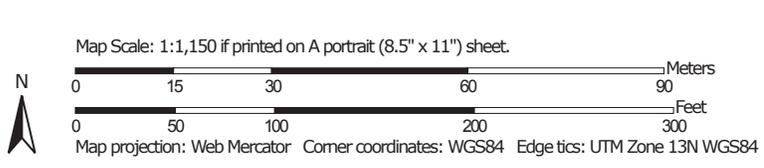


SOUTH SITE - OPTION 2

Soil Map—Boulder County Area, Colorado



Soil Map may not be valid at this scale.



MAP LEGEND

- Area of Interest (AOI)
- Area of Interest (AOI)
- Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features
- Water Features**
- Streams and Canals
- Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads
- Background**
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Boulder County Area, Colorado
 Survey Area Data: Version 14, Oct 10, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 30, 2014—Sep 18, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AcA	Ascalon sandy loam, 0 to 3 percent slopes	6.5	100.0%
Totals for Area of Interest		6.5	100.0%

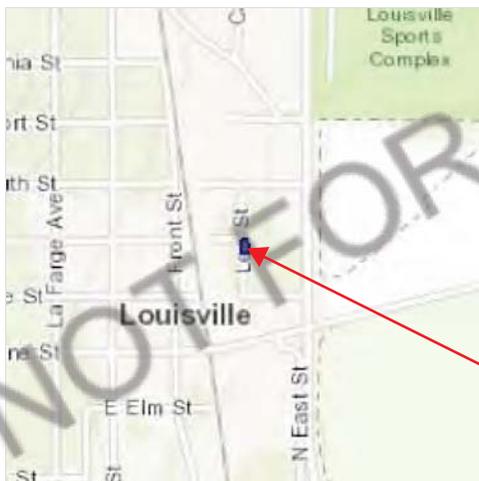
IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Boulder County, Colorado



**NORTH SITE
898 LEE AVENUE**

Local office

Colorado Ecological Services Field Office

☎ (303) 236-4773

📅 (303) 236-4005

MAILING ADDRESS

Denver Federal Center

P.O. Box 25486

Denver, CO 80225-0486

PHYSICAL ADDRESS

134 Union Boulevard, Suite 670
Lakewood, CO 80228-1807

<http://www.fws.gov/coloradoES>

<http://www.fws.gov/platteriver>

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information.
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME

STATUS

<p>Canada Lynx <i>Lynx canadensis</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/3652</p>	Threatened
<p>North American Wolverine <i>Gulo gulo luscus</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/5123</p>	Proposed Threatened
<p>Preble's Meadow Jumping Mouse <i>Zapus hudsonius preblei</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/4090</p>	Threatened

Birds

NAME	STATUS
<p>Least Tern <i>Sterna antillarum</i> This species only needs to be considered if the following condition applies: <ul style="list-style-type: none"> • Water-related activities/use in the N. Platte, S. Platte and Laramie River Basins may affect listed species in Nebraska. No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8505</p>	Endangered
<p>Mexican Spotted Owl <i>Strix occidentalis lucida</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/8196</p>	Threatened
<p>Piping Plover <i>Charadrius melodus</i> This species only needs to be considered if the following condition applies: <ul style="list-style-type: none"> • Water-related activities/use in the N. Platte, S. Platte and Laramie River Basins may affect listed species in Nebraska. There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/6039</p>	Threatened
<p>Whooping Crane <i>Grus americana</i> This species only needs to be considered if the following condition applies: <ul style="list-style-type: none"> • Water-related activities/use in the N. Platte, S. Platte and Laramie River Basins may affect listed species in Nebraska. There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/758</p>	Endangered

Fishes

NAME	STATUS
<p>Greenback Cutthroat Trout <i>Oncorhynchus clarkii stomias</i></p> <p>No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/2775</p>	Threatened
<p>Pallid Sturgeon <i>Scaphirhynchus albus</i></p> <p>This species only needs to be considered if the following condition applies:</p> <ul style="list-style-type: none"> Water-related activities/use in the N. Platte, S. Platte and Laramie River Basins may affect listed species in Nebraska. <p>No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/7162</p>	Endangered

Flowering Plants

NAME	STATUS
<p>Colorado Butterfly Plant <i>Gaura neomexicana</i> var. <i>coloradensis</i></p> <p>There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/6110</p>	Threatened
<p>Ute Ladies'-tresses <i>Spiranthes diluvialis</i></p> <p>No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/2159</p>	Threatened
<p>Western Prairie Fringed Orchid <i>Platanthera praeclara</i></p> <p>This species only needs to be considered if the following condition applies:</p> <ul style="list-style-type: none"> Water-related activities/use in the N. Platte, S. Platte and Laramie River Basins may affect listed species in Nebraska. <p>No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1669</p>	Threatened

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES

THAT THE BIRD DOES NOT LIKELY
BREED IN YOUR PROJECT AREA.)

<p>Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626</p>	Breeds Oct 15 to Jul 31
<p>Burrowing Owl <i>Athene cunicularia</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9737</p>	Breeds Mar 15 to Aug 31
<p>Cassin's Sparrow <i>Aimophila cassinii</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9512</p>	Breeds Aug 1 to Oct 10
<p>Chestnut-collared Longspur <i>Calcarius ornatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 1 to Aug 10
<p>Golden Eagle <i>Aquila chrysaetos</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/1680</p>	Breeds Jan 1 to Aug 31
<p>Lark Bunting <i>Calamospiza melanocorys</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	Breeds May 10 to Aug 15
<p>Lesser Yellowlegs <i>Tringa flavipes</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679</p>	Breeds elsewhere
<p>Lewis's Woodpecker <i>Melanerpes lewis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9408</p>	Breeds Apr 20 to Sep 30
<p>Mccown's Longspur <i>Calcarius mccownii</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9292</p>	Breeds May 1 to Aug 15

Semipalmated Sandpiper *Calidris pusilla*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Sprague's Pipit *Anthus spragueii*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/8964>

Whimbrel *Numenius phaeopus*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9483>

Willet *Tringa semipalmata*

Breeds Apr 20 to Aug 5

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Willow Flycatcher *Empidonax traillii*

Breeds May 20 to Aug 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/3482>

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any

week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.

- The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

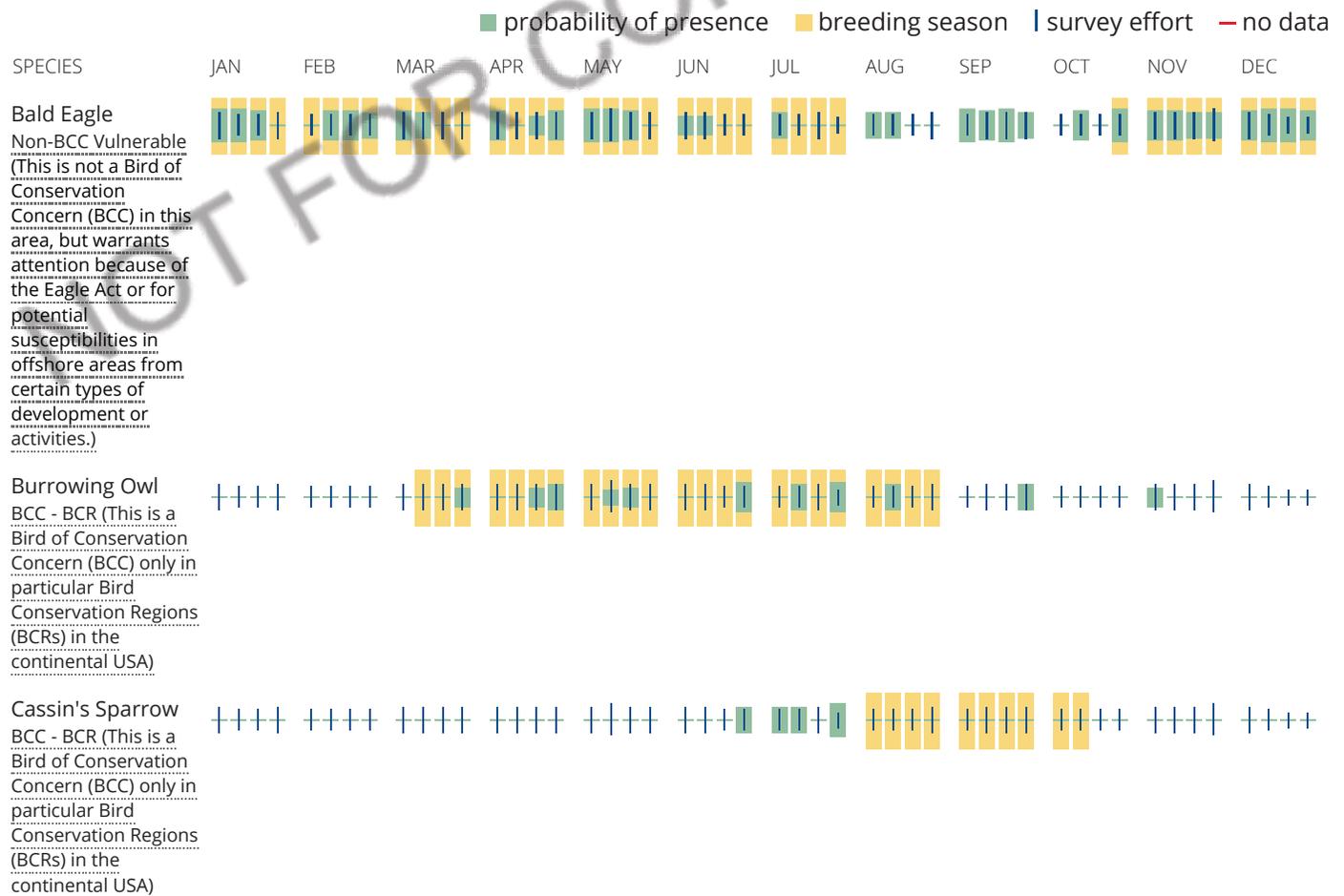
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (-)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





NOT FOR CONSULTATION



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) and/or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [E-bird Explore Data Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

Wildlife refuges and fish hatcheries

REFUGE AND FISH HATCHERY INFORMATION IS NOT AVAILABLE AT THIS TIME

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

THERE ARE NO KNOWN WETLANDS AT THIS LOCATION.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

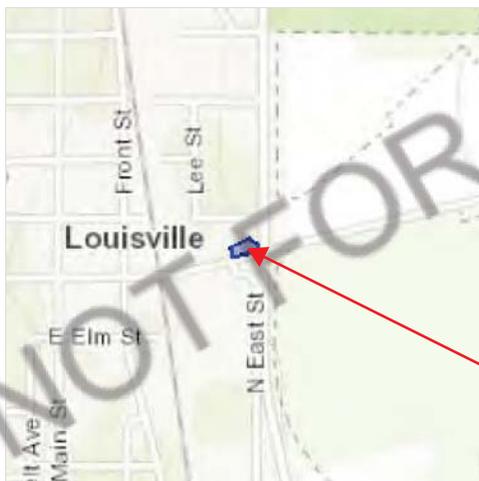
IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Boulder County, Colorado



SOUTH SITE
1268 PINE STREET

Local office

Colorado Ecological Services Field Office

☎ (303) 236-4773

📠 (303) 236-4005

MAILING ADDRESS

Denver Federal Center

P.O. Box 25486

Denver, CO 80225-0486

PHYSICAL ADDRESS

134 Union Boulevard, Suite 670
Lakewood, CO 80228-1807

<http://www.fws.gov/coloradoES>

<http://www.fws.gov/platteriver>

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information.
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME

STATUS

Canada Lynx <i>Lynx canadensis</i>	Threatened
There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/3652	
North American Wolverine <i>Gulo gulo luscus</i>	Proposed Threatened
No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/5123	
Preble's Meadow Jumping Mouse <i>Zapus hudsonius preblei</i>	Threatened
There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/4090	

Birds

NAME	STATUS
Least Tern <i>Sterna antillarum</i>	Endangered
This species only needs to be considered if the following condition applies: <ul style="list-style-type: none"> Water-related activities/use in the N. Platte, S. Platte and Laramie River Basins may affect listed species in Nebraska. No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8505	
Mexican Spotted Owl <i>Strix occidentalis lucida</i>	Threatened
There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/8196	
Piping Plover <i>Charadrius melodus</i>	Threatened
This species only needs to be considered if the following condition applies: <ul style="list-style-type: none"> Water-related activities/use in the N. Platte, S. Platte and Laramie River Basins may affect listed species in Nebraska. There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/6039	
Whooping Crane <i>Grus americana</i>	Endangered
This species only needs to be considered if the following condition applies: <ul style="list-style-type: none"> Water-related activities/use in the N. Platte, S. Platte and Laramie River Basins may affect listed species in Nebraska. There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/758	

Fishes

NAME	STATUS
<p>Greenback Cutthroat Trout <i>Oncorhynchus clarkii stomias</i></p> <p>No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/2775</p>	Threatened
<p>Pallid Sturgeon <i>Scaphirhynchus albus</i></p> <p>This species only needs to be considered if the following condition applies:</p> <ul style="list-style-type: none"> Water-related activities/use in the N. Platte, S. Platte and Laramie River Basins may affect listed species in Nebraska. <p>No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/7162</p>	Endangered

Flowering Plants

NAME	STATUS
<p>Colorado Butterfly Plant <i>Gaura neomexicana</i> var. <i>coloradensis</i></p> <p>There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/6110</p>	Threatened
<p>Ute Ladies'-tresses <i>Spiranthes diluvialis</i></p> <p>No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/2159</p>	Threatened
<p>Western Prairie Fringed Orchid <i>Platanthera praeclara</i></p> <p>This species only needs to be considered if the following condition applies:</p> <ul style="list-style-type: none"> Water-related activities/use in the N. Platte, S. Platte and Laramie River Basins may affect listed species in Nebraska. <p>No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1669</p>	Threatened

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES

THAT THE BIRD DOES NOT LIKELY
BREED IN YOUR PROJECT AREA.)

<p>Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626</p>	Breeds Oct 15 to Jul 31
<p>Burrowing Owl <i>Athene cunicularia</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9737</p>	Breeds Mar 15 to Aug 31
<p>Cassin's Sparrow <i>Aimophila cassinii</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9512</p>	Breeds Aug 1 to Oct 10
<p>Chestnut-collared Longspur <i>Calcarius ornatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 1 to Aug 10
<p>Golden Eagle <i>Aquila chrysaetos</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/1680</p>	Breeds Jan 1 to Aug 31
<p>Lark Bunting <i>Calamospiza melanocorys</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	Breeds May 10 to Aug 15
<p>Lesser Yellowlegs <i>Tringa flavipes</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679</p>	Breeds elsewhere
<p>Lewis's Woodpecker <i>Melanerpes lewis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9408</p>	Breeds Apr 20 to Sep 30
<p>Mccown's Longspur <i>Calcarius mccownii</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9292</p>	Breeds May 1 to Aug 15

Semipalmated Sandpiper *Calidris pusilla*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Sprague's Pipit *Anthus spragueii*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/8964>

Whimbrel *Numenius phaeopus*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9483>

Willet *Tringa semipalmata*

Breeds Apr 20 to Aug 5

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Willow Flycatcher *Empidonax traillii*

Breeds May 20 to Aug 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/3482>

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any

week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.

- The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

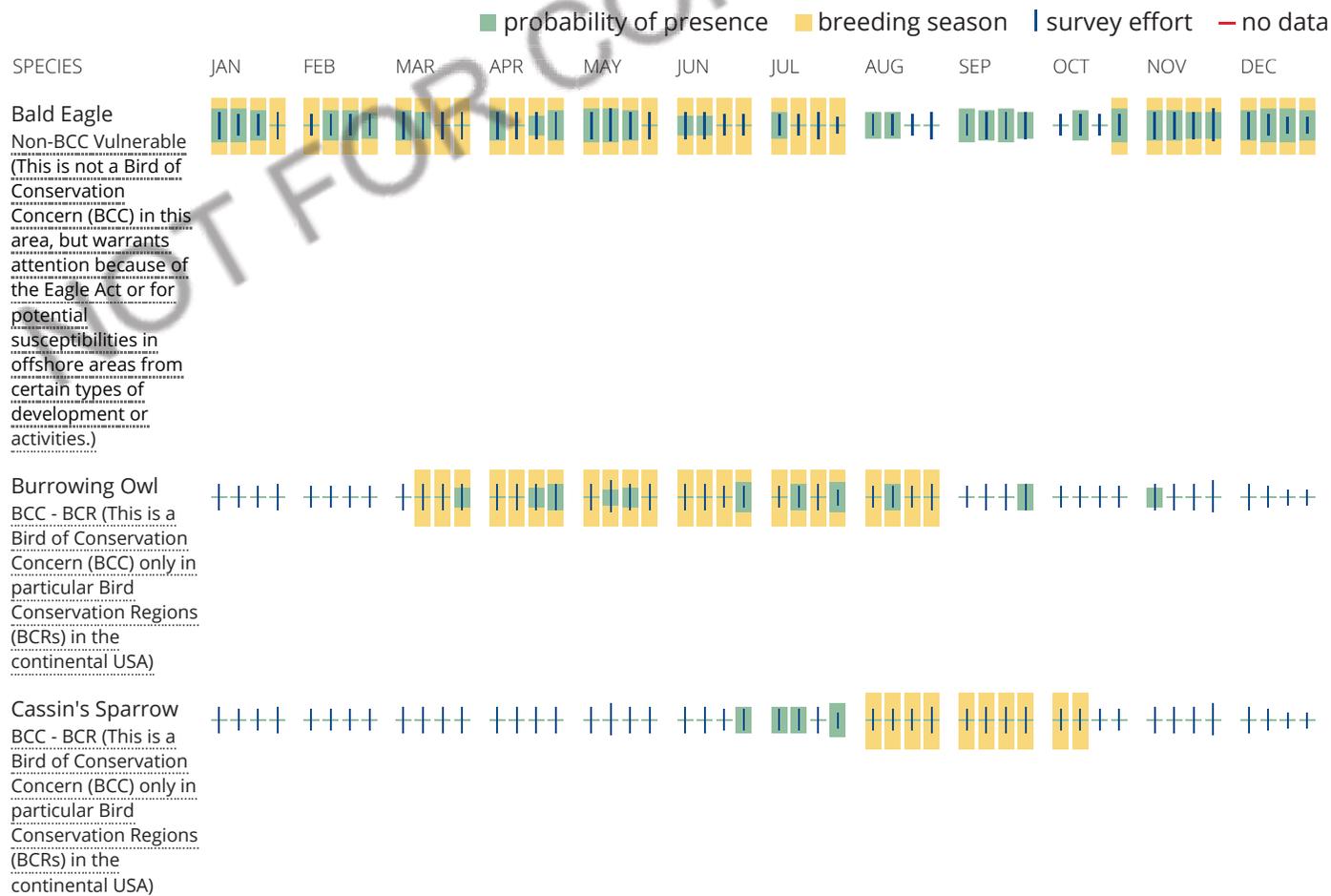
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (-)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





NOT FOR CONSULTATION



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) and/or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [E-bird Explore Data Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

THERE ARE NO KNOWN WETLANDS AT THIS LOCATION.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.



Two Cabins at 825 Lee Ave., Louisville, Colorado (Also referred to as 801 & 809 Lee)

Legal Description of Parcel from Boulder County Assessor: OUTLOTS 1 & 2 S & W BLK 2 LOUISVILLE EAST & ABANDONED RAILWAY RIGHT OF WAY LYING WEST OF OUTLOT 1 & OUTLOT 2 8-1S-69 REC 805500-01 11/17/86 3 IMPS ID 71870 COMB HERE PER OWNER 1983

Specifically, the two cabins in question were constructed on Outlot 2. According to the Boulder County Assessor website, the entire parcel currently contains six structures. The two freestanding cabins, to be referred to as Cabin #1 and Cabin #2, are the subjects of this report and are pictured here in a 2016 photo:



These two cabins were surveyed in 2000 under the addresses of 801 Lee Ave. and 809 Lee Ave. Those Architectural Inventory Forms are incorporated by reference into this report.

Year of Construction: circa 1935-1940

Summary: Emmitt and Laura Trott built these very small cabins and they were rented out, with other cabins on the property, starting during the Depression years of the 1930s. The cabins are in their original locations in the Miners Field neighborhood.

Louisville's mining history extends to the culture that grew around the mining economy. People didn't have much, lived in small structures in tight-knit neighborhoods, often rented rather than owned, and made do (and were inventive with) with the resources available to them. This was already the case in Louisville, but it was particularly true during the Depression years when the cabins were built. To many, these two cabins represent a counterpoint to a later time when residents are fortunate to be enjoying a more comfortable lifestyle.

In 2016, the Louisville Historical Museum included images of these two cabins in both public presentations that were given on "Tiny Houses With a History" about the prevalence and history of small houses in Louisville. According to the 2000 Architectural Survey Forms, Cabin #1 (to the south) is 198 square feet and Cabin #2 (to the north) is 216 square feet.

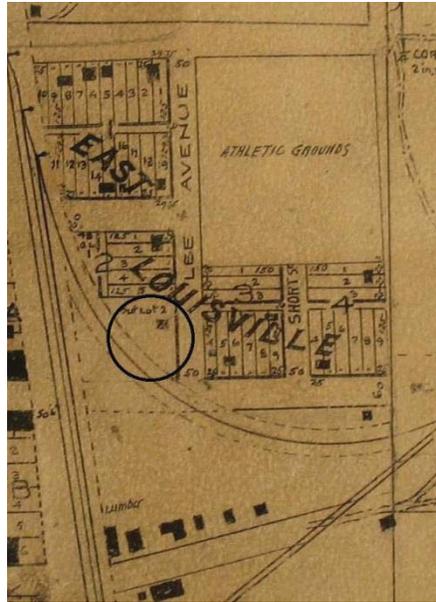
Development of East Louisville Addition

The history of the East Louisville Addition originated with Charles C. Welch, a prominent businessman and figure in Colorado history who started the first coal mine in Louisville and was the primary person behind the establishment of Louisville as a town. His wife, R. Jeannette Welch, transferred the land to brothers William J. Lee and George A. Lee, who platted the area in 1906, thereby creating the East Louisville Addition. The subdivision is located on the opposite side of the railroad tracks from the commercial core of Old Town Louisville and most of the rest of the town.

Houses in the East Louisville neighborhood are characterized by their close proximity to Miners Field, a historic ball field dating back to the late 1800s, and to their close proximity to the railroad. Not only is the main railroad line nearby, but a railroad spur cut through from northwest to southeast. The cabins at 825 Lee are close to Miners Field and were notably close to the railroad spur, which is now gone, and to Miners Field, located just northeast of the cabins. This neighborhood historically had a high number of immigrant residents.

Earliest Ownership of Lots, to 1930s

In 1908, after having platted East Louisville in 1906, the Lee brothers sold Outlots 1 and 2 (on which the cabins were later constructed) to August Seeger. Property records indicate that August and Mina Seeger sold the lots to William Jopling in around the same year. William Jopling had been born in England in 1849 and he passed away by 1918. There is no evidence that he ever lived in a structure on the lots; the 1910 census records show that he was living in Old Town Louisville on the west side of the railroad tracks, not the east side where these lots are located. However, the 1909 Drumm's Wall Map of Louisville does show a structure existing on Outlot 2, seen here. Nothing else is known about that building. The area in which the cabins are located is circled.



In 1918, Jopling’s estate sold the lots to Tony D’Orio. He had been born in Italy in about 1878 and was a longtime shoemaker in Louisville. As with Jopling, there is not any evidence that he lived in a structure on the lots. Records show that he lived with his family on Grant Ave. during the time of his ownership of the lots.

Trott Construction and Ownership of Cabins, 1936-1946; Dates of Construction

Boulder County Recorder property records indicate that Laura Trott purchased these lots in 1936, based on the recording of the deed of trust (mortgage) on the property that year. The actual warranty deed was not recorded until 1940. The Trotts are believed to have been the owners who were responsible for the construction of the cabins. They built four cabins on the lots, all facing Lee Ave. Cabins 3 and 4 were later attached to one another to become one building. There were also additional buildings adding up to several rentals. According to the 2000 Architectural Inventory Forms for Cabin #1 and Cabin #2, they were both constructed on Outlot 2.

Laura Hendricks Trott (1898-1986) was born in Oklahoma. Her husband, Benjamin “Emmit” Trott (1894-1972) was born in Arkansas. They married in Arkansas in 1914 and had several children. At the time of the 1930 census, they were living in Six Mile, Franklin County, Illinois, which was a coal mining community from which others also came to Louisville. The Trott family arrived in Louisville by 1933 and Emmit Trott opened a junk business on the north side of Pine just east of the railroad tracks. Their property on Pine included the Ernest Grill Lumber building, which they later relocated, and the house that is now 1105 Pine. The 1940 federal census listed him as being the proprietor of a junk business. He is also remembered as having had a hauling business. They purchased this separate parcel on Pine by a deed that was recorded in 1945 and are believed to have also owned other property in East Louisville.

The 1948 Boulder County Assessor cards for these structures do not give a date of construction. The Boulder County Assessor website appears to give 1935 as the date of construction. Boulder County has sometimes been found to be in error with respect to the dates of construction of Louisville's historic buildings, so other evidence is looked to. In this case, the Boulder County property records indicate that the Trotts, who are believed to have constructed the cabins, purchased them in 1936 (the year in which the deed of trust on the property was recorded, though the warranty deed was not recorded until 1940). According to Louisville resident Jean Morgan, a grandson of Laura and Emmit Trott was born in one of the cabins in 1939. Last, the 2000 Architectural Inventory Forms state that the two cabins were constructed in "ca. 1940." Based on these pieces of evidence, the construction date is estimated to be "circa 1935-1940."

The following excerpt of an aerial view from the Carnegie Library for Local History shows the cabins and the area around them in the early 1940s. The Trott business and home can be seen to the south of the cabins (on the north side of Pine). The area in which the cabins are located is circled.



History of Cabins and Ancillary Buildings in Louisville

These cabins relate to an aspect of Louisville history from its earlier years, particularly the mining years. Although people in the Louisville community were overall similarly situated in terms of class, many residents could not afford to purchase houses or wanted the convenience of rentals. Also, according to many current Louisville residents, for a long time there were more people interested in purchasing houses than there were houses to purchase. As a result, many people in Louisville rented or lived in temporary housing. Census records show that it was common for a family to rent a house, and that it was also very common for people to live in the outbuildings of relatives or to rent outbuildings. If a single miner or a few single miners lived in such a building, it is still in Louisville typically referred to as a "batch" or "bach" (short for bachelor).

Likewise, if one owned an extra outbuilding, cabin, or cottage, one could gain extra income by renting it out. A coal stove and chimney could be installed relatively easily, and the outhouse would typically be shared.

The fact that the local mines closed in the summers also contributed to the prevalence of outbuildings. Many of Louisville's historic homes may have been very small, but one could easily add additional outbuildings to a property, particularly in the summertime when many miners worked to improve their houses and yards.

Although the rental market was very active, there were not records kept of rentals. Most of the available information comes from census records, which noted for the census years from 1900-1940 whether the head of a household owned or rented; Louisville directories that show extra people or even an extra family residing at a particular address; information that has been collected over the years from Louisville families; and historic photos and property records documenting the presence of small cabins.

Many of Louisville's cabins and outbuildings are gone, but some historic houses in Louisville still have outbuildings that were once rented out to single people, couples, or families. One example is 1024 Grant, which is one of the twelve structures in Louisville that is listed on the National Register of Historic Places. When it was selected for the Register in 1986, one of the considerations in its favor was that it still had associated outbuildings. One of these outbuildings was a cottage that was rented out.

In another example, the small building behind the Mossoni House at 836 Main St. (now the location of Bittersweet) was rented out to families such as Boyd and Callie Forbis and their children, who lived there at the time of the 1930 census. The structure is now part of Por Wine House.

When Emmitt and Laura Trott purchased Outlots 1 and 2 in the mid 1930s, it was likely with the intention that they could build cabins there and bring in rental income. The presence of the cabins were likely a draw for Marjorie Downer when she decided to buy the property from the Trotts in 1946, as she could benefit from the rental income and be able to keep an eye on the cabins from her own home on the property.

In 1946, Laura Trott sold the property with the cabins to Glen and Lois Walters. In around 1947, the Trotts moved to Lafayette and had a secondhand/antique business there at a store (moved from its Pine St. location in Louisville) called Trott's Trading Post. Also in 1947, Glen and Lois Walters sold the property with the cabins to Mayfair Development Co.

Downer Ownership, 1946-1994

In 1946, Marjorie Downer purchased a parcel of land from Mayfair Development Co. In about 1949, she built a house on the property in which she lived. She was able to oversee her rental cabins from her house on Lee Ave.

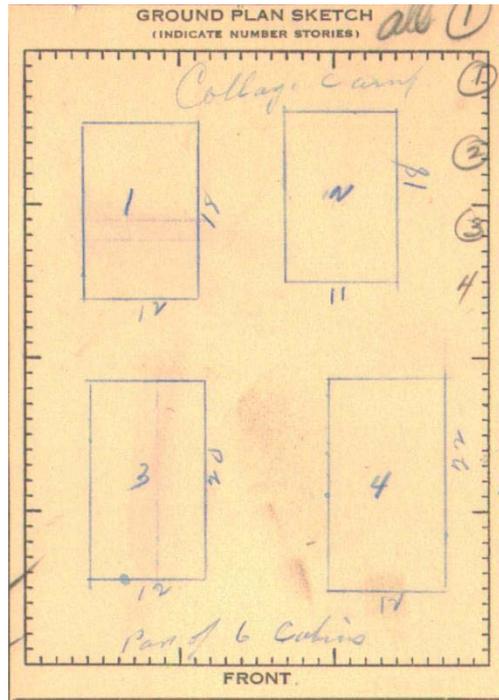
Marjorie Downer (1898-1985) was born in a sod house in Nebraska. Her family moved to Colorado by 1910. Previous places in Colorado where she lived were: Englewood in 1910, Bailey in 1920 (teacher at a country school), Denver in 1930 (working in printing office), and Wray in 1940 (no occupation given, but living with her mother, brother, and other relatives). It is believed that her primary occupation was that of a schoolteacher. No records were found that would indicate that she ever married.

The following images are from the 1948 Boulder County Assessor cards that were completed for all of the buildings at 825 Lee. These are believed to be the images of Cabin #1 and Cabin #2, though they were not specifically identified on the cards.



The following image of the ground layouts from the 1948 County Assessor cards appear to be for all four cabins facing Lee Ave. The diagram is labelled "Cottage Camp." The cabin labelled as #1 has 216 square feet and the cabin labelled as #2 has 198 square feet, which is the reverse of what was stated in the 2000 Architectural Inventory Forms for the two cabins. However, it is

not known whether or not the Assessor intended to go in order from south to north. The Assessor card indicates that the other two cabins have 240 and 264 square feet.



The following 1962 aerial photo of the Miners Field neighborhood shows a circled area where the Trott/Downer community of cabins was located. This view is looking east.



Neighborhood resident Jean Morgan has interviewed several former cabin residents, and others who remembered the cabins, and typed her notes. She noted that the cabins each consist of two rooms, with the kitchen/living space in front and the bedroom in back. They did not have insulation, but the people she interviewed remembered the cabins having had cold running water. A shared toilet was in a long, angled building behind the cabins (now gone). The siding is original. A particularly unique feature of the cabins is that the fence posts by the

cabins, still there, were made out of casings from cardox shells from the coal mines. (Cardox shells using compressed air were used to break up the coal as an alternative to using explosives.)

It is believed that single miners, couples, and families all rented the cabins at different times over the years. Unfortunately, directories from the time period of the cabin rentals typically did not identify precise addresses for residents living in this neighborhood. The 1940 census listed some households in East Louisville in which the people were renters, but there is not a way to determine exactly who lived in what building.

There may have been as many as eight small structures that Marjorie Downer owned and rented out on the property, creating a small community in a neighborhood already known for having been tight-knit. The 1949 Louisville director listed the “Louisville Cabins” as an entity with Marjorie Downer as the manager, and as noted above, the 1948 Assessor cards called it a “cottage camp.” Though some outbuildings that were used for rentals still exist, these Lee Ave. cabins appear to be unique in that there were several of them rented out to different people over many years, and they are virtually unchanged today. It is believed that there is nothing similar to them elsewhere in Louisville.

At an unknown date, the cabins became vacant. Downer passed away in 1985. In 1986, her property passed to her brother, Lowell Downer, who died in 1993. In 1993, it passed to John Downer as Trustee for the Lowell Downer Living Trust. John Downer is believed to be the nephew of Marjorie Downer and Lowell Downer. In 1994, John Downer sold the property with the cabins to Michael McAlpine.

Later Ownership

In 1997, Michael McAlpine transferred ownership of the parcel with the cabins to Sidecon LP.

In 2009, Sidecon transferred ownership to 825 Lee LLC, which is the current owner of record.

2000 Architectural Survey Forms

The Architectural Survey Forms for 801 Lee and 809 Lee, which are references to the two freestanding cabins with the current address of 825 Lee, give extensive descriptions and statements of significance for both cabins. The reports state, “These two cabins have had no additions, and no notable alterations, subsequent to their original construction.” The 2000 reports are incorporated by reference into this report. (It should be noted that although the 2000 reports referred to Mrs. Marjorie Downer, she did not have a married name and is believed to have not married.)

The preceding research is based on a review of relevant and available online County property records, census records, oral history interviews, Louisville directories, and Louisville Historical Museum maps, files, and obituary records.

Parks and Public Landscaping Advisory Board

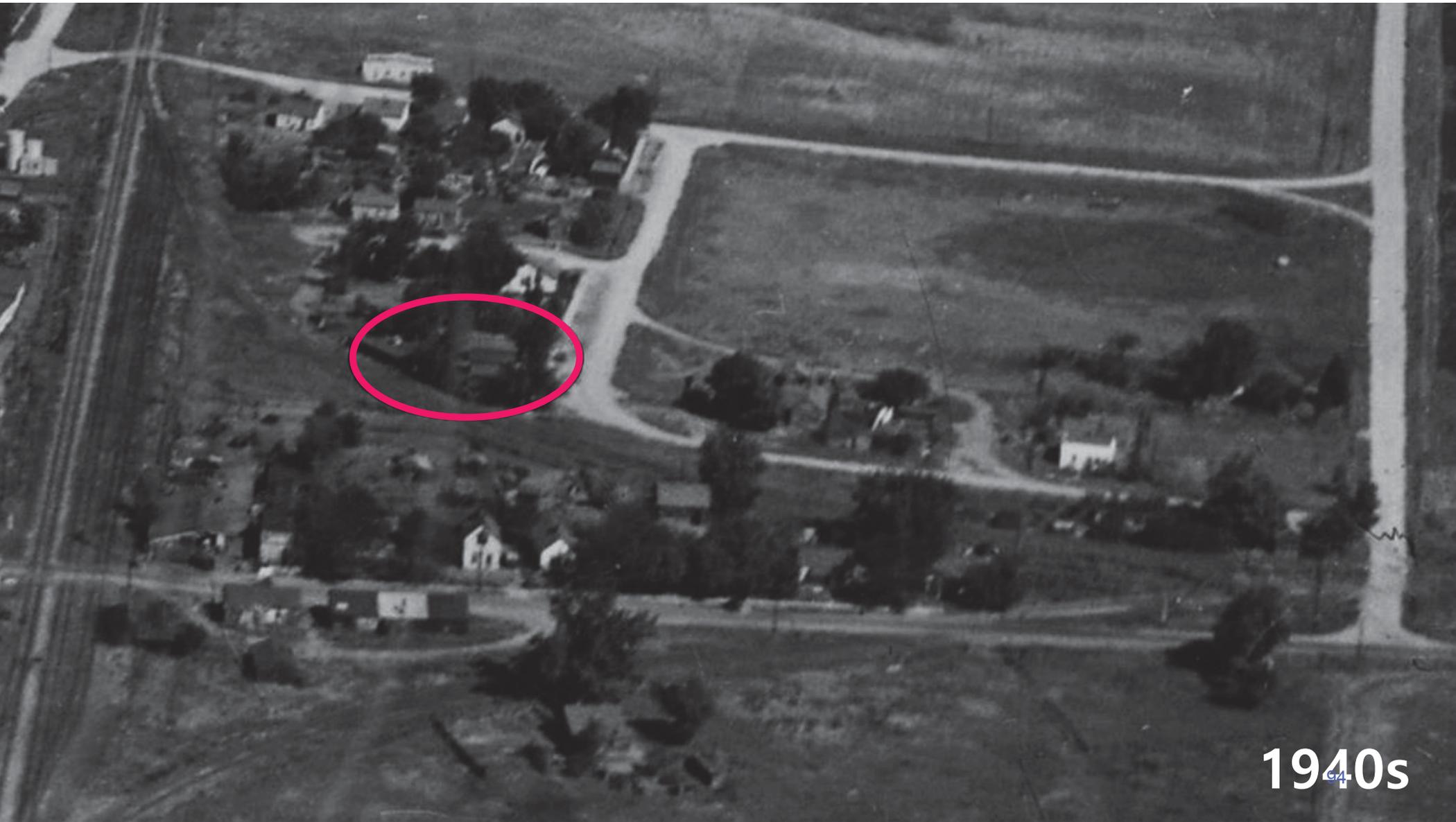
Lee Ave. Miner's Cabins

Staff is seeking the Parks and Public Landscaping Advisory Board's feedback and a recommendation to City Council on possible final locations for the Lee Avenue Miner's Cabins.



- The Historic Preservation Fund (HPF) was established in 2008, renewed in 2017, and is supported by a sales and use tax. The proceeds from the tax are used to provide:
 - grants for Landmarked historic residential and commercial structures,
 - new constructions grants for Landmarked commercial properties,
 - property assessments for historic structures,
 - and acquire key historic properties in the City.

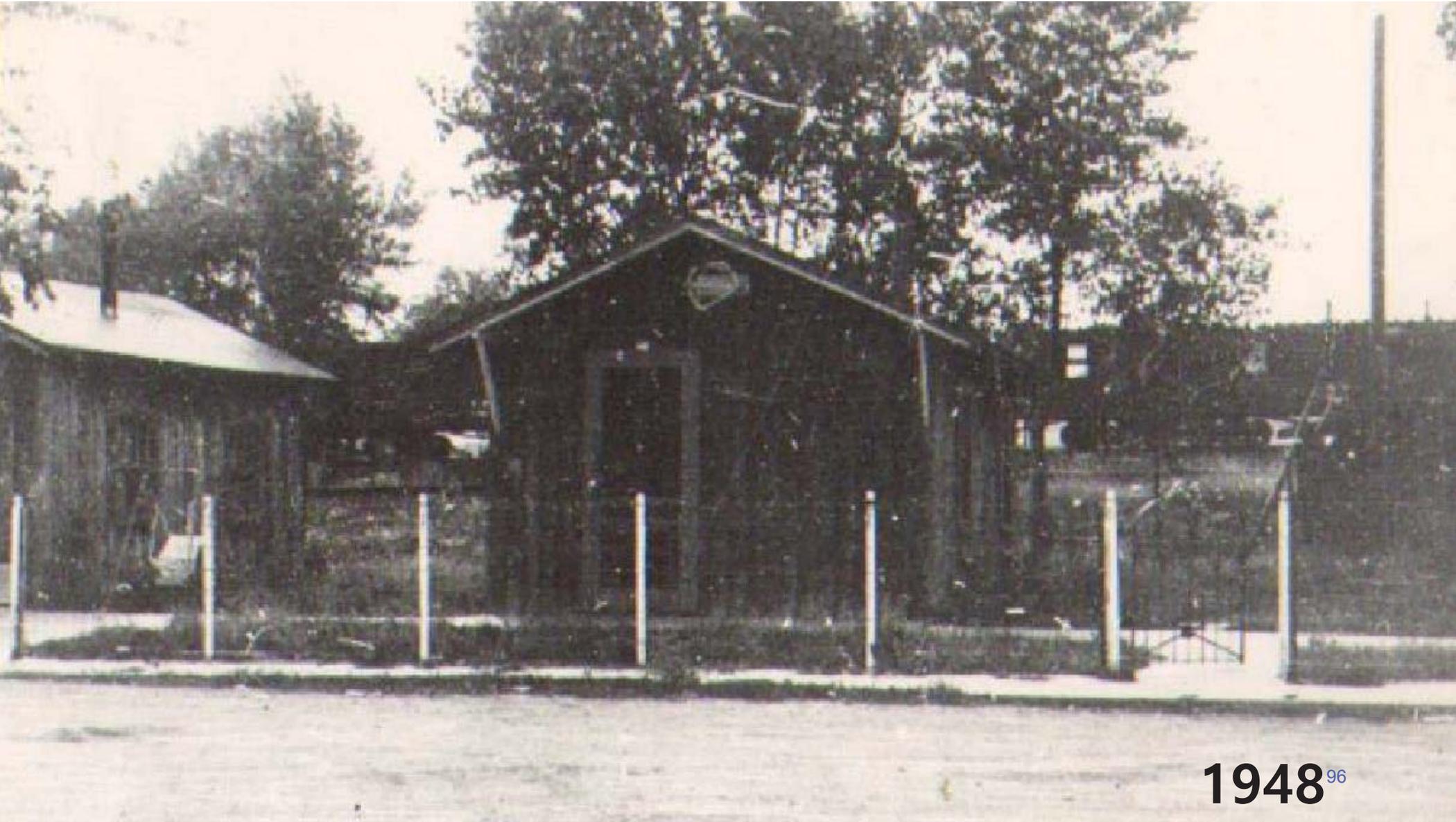
- The cabins located at 801 and 809 Lee Avenue were built by the Trott family between 1935 and 1940. The cabins, along with others on the property, were used as rentals. They each contain two rooms, a kitchen space and a bedroom, and are approximately 203 SF (Cabin 2) and 222 SF (Cabin 1). At an unknown date, the cabins became vacant. They remained in their original locations until 2018.
- Local residents spearheaded the preservation efforts and have remained involved in the relocation efforts.



1940s



1948⁹⁵



1948⁹⁶



2017⁹⁷



2017⁹⁸



2018⁹⁹

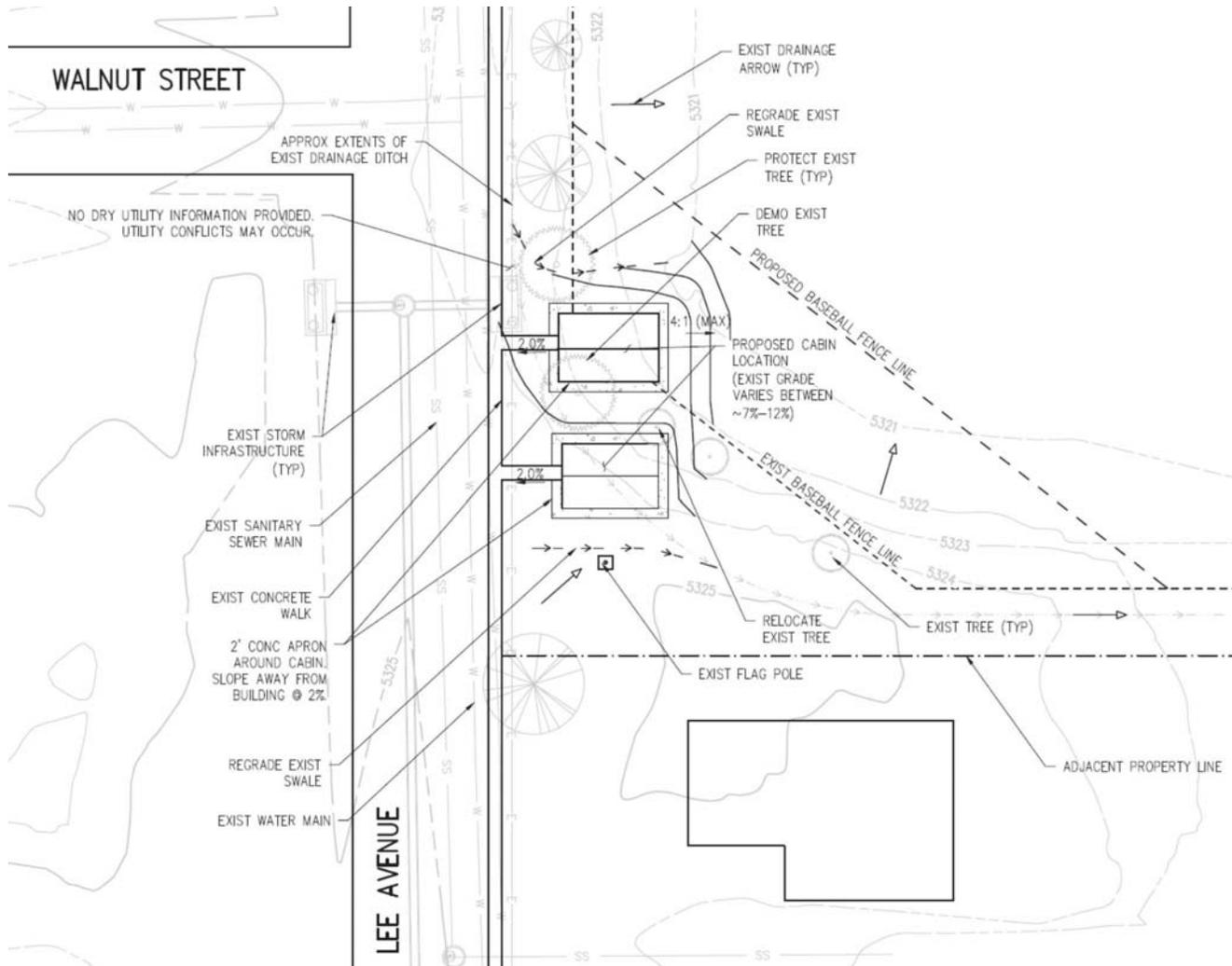
- The City relocated the Miners Cabins from 825 Lee Avenue to the City Services building on January 4, 2018.
- City Council and the HPC considered the following possible locations for the cabins:
 1. John Breaux Park
 2. Highway 42 and Pine
 3. South Main Street
 4. Nawatny Greenway
 5. Miner's Field
 6. Louisville Golf Course
 7. Louisville Arboretum
 8. Jefferson/Hutchinson right-of-way
- At the May 1, 2018 meeting, City Council identified two sites for analysis:
 1. Miner's Field (2 cabins);
 2. and Hwy 42 and Pine (1 cabin) and Miner's Field (1 cabin).

Miner's Field Proposed Site



Original Location

Option 1: Miner's Field



Option 1: Miner's Field

Pros:

Cons:

Co-locating the cabins maintains historical relationship between the two structures	Requires the removal of two trees (subject to change based on actual cabin placement)
Is closest to the original location	More grading required to meet ADA requirements and achieve positive drainage
Safer pedestrian access from Lee Avenue	
Avoids majority of utility conflicts	
Avoids majority of drainage conflicts	
Less expensive option	
No easement impact	

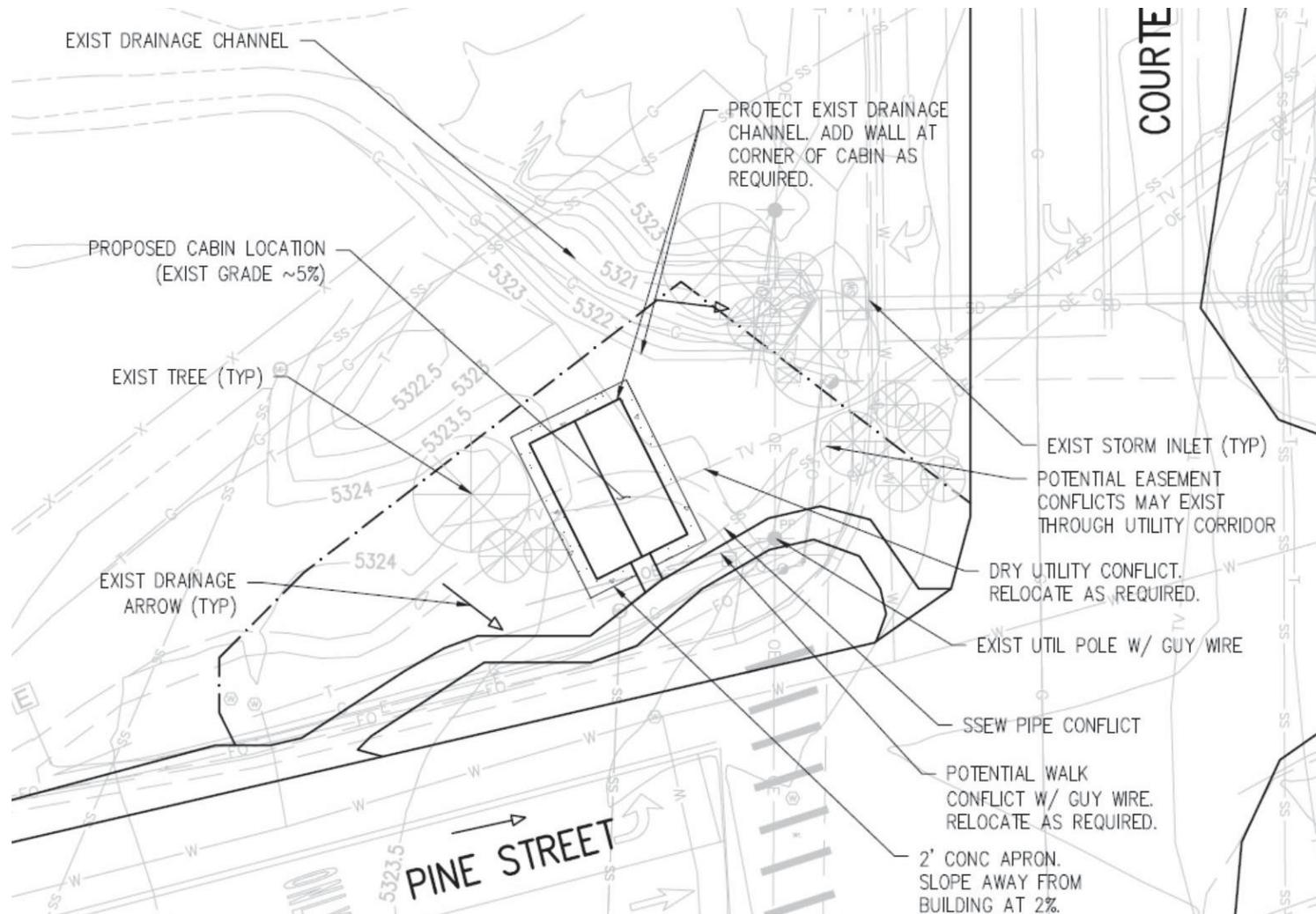
Option 1: Miner's Field

Original Location



Hwy. 42 and Pine Proposed Site

Option 2: Hwy 42 and Pine/Miner's Field



Option 2: Hwy 42 and Pine/Miner's Field

Pros:

Minor grading required to achieve ADA and positive drainage

Provides more prominent visual access to the cabin

Cons:

Could be impacted by future planned construction activities requiring re-doing work accomplished during this phase

Would cost approximately \$25,000-30,000 more than Option 1

Loses context of cabin setting

Potential easement conflicts

Busy intersection could negatively impact safe pedestrian access

Utility pole guy wire conflicts

More underground utilities

Cabin needs to be located 10 feet away from sewer main which limits siting options

Option 2: Hwy 42 and Pine/Miner's Field

Next Steps:

- Next steps will include final determination on the location by City Council. Once the final location is determined the final phase of relocation and rehabilitation will take place. This will include refinement of the final site plan, development of construction plans, relocation and the structures, and rehabilitation.
- Staff is seeking PPLAB feedback on the possible locations and to make a recommendation to City Council on feasibility and suitability of the final locations.

To: Parks and Public Landscaping Advisory Board (PPLAB)
From: Dean Johnson, Parks Superintendent
Date: 01/03/2019
Subject: Process for Advancing Subdivision Entry Landscape Capital Improvement Program

Purpose:

The purpose of this agenda item is for PPLAB to advise staff on structuring the process and policy deliberation related to implementing the Council approved Subdivision Entry Landscape investments in the 2019/2020 Capital Improvement Program (CIP).

Background:

During the biennial budget process during 2018, the City Council added a Subdivision Entry Landscape CIP project (attached). The funding is programmed for planning to occur during 2019, with a \$7,000 budget, followed by additional planning and construction in 2020 - 2024, with a \$57,000 budget each of those years. The CIP description raises a number of issues that need to be vetted by staff and the board, with likely additional guidance requested from City Council.

Staff is requesting the PPLAB's guidance related to process and policy issues raised by the project to help set a course for implementation. At this time, staff is identifying the following issues for PPLAB guidance:

Policy Issues:

Equity – Some of the subdivision entries needed landscape improvements are a result of residential Homeowners Associations (HOAs) going defunct. If/when the city upgrades these subdivision entries, which some may have previously been the responsibility of the association, active HOAs may claim that they also should be eligible for improvements. The planned level of funding is estimated for a limited number of subdivision entry improvements.

Beyond subdivision entries there are other public use areas that are not a part of this CIP but similar in need, with similar issues. For example, this CIP does not address needed landscape improvements in right-of-way cul-de-sac landscaped beds.

Implications for Commercial Zones – It is possible that commercial properties would request being eligible for this improvement program. While it is less common for commercial properties to allow their property maintenance/improvement funding to become defunct, there are some properties that might pursue access to these entry improvement funds.

Underlying Landscape Ownership – Over the decades of subdivision development there are inconsistencies in the underlying landscape ownership and maintenance commitments. Some subdivisions were approved based on allowed variances for street and landscape design with the understanding that they are private assets, not public. Questions could arise related to the

city investing in private responsibility such as equity between private and public assets, liability issues, ongoing maintenance responsibilities, decision-making authority, etc.

Levels of Investment Per Entry – There are wide ranging infrastructure conditions across the subdivision entries. For example: some entries have irrigation intact and others do not; some entries have deteriorating concrete curbing or other hardscapes; some have outdated plant material and landscape design; etc. Staff would like to develop clear guidance on the expected levels of infrastructure investment. For example, is the project intended to upgrade landscape materials only, or is there an intention to upgrade irrigation and hardscape features. This expectation could significantly affect the cost of investment per feature.

Ongoing Maintenance Responsibility – Some subdivisions are requesting that the city provide an upgrade to entries with the commitment from the private property owners to continue with ongoing maintenance. Some subdivisions are unclear where ongoing maintenance would come from. Before proceeding with one-time capital improvements that clear expectations/agreements be established for ongoing maintenance from the private property owners.

Clear Representation from Defunct HOAs – Staff has already experienced that there are differing opinions and unclear representation from defunct HOAs. It could be challenging to achieve representative input and agreement for entry design, construction and ongoing maintenance. Would PPLAB serve as the decision-making entity when representation is unclear? There could be significant staff time devoted to approval processes if and when there is unclear representation.

Does the PPLAB have any input on the policy issues identified above? And are there policy issues that are missing?

Emergent Issue – Municipal Code Gap Related to ROW maintenance responsibilities:

As this issue and other landscape maintenance issues have come up over recent years, staff has identified a gap in the city’s right-of-way (ROW) maintenance ordinances. It is typical for local governments to have a more clear delineation of maintenance responsibility related to the ROW from back of curb to private property. A clear example that does exist in the City of Louisville’s ordinances is sidewalk snow removal responsibility, which is the responsibility of adjacent property owners within 24 hours of a snow event. However, maintenance for vegetation is not clear in the City of Louisville. Typical code examples from other local governments include:

City of Lakewood

9.80.025 Unlawful condition of right-of-way

It shall be the responsibility of the owner, agent, or lessee of any real property abutting a public right-of-way to provide landscape maintenance including, but not limited to, mowing of all right-of-way area between the property line and the curb line or edge of roadway or right-of-way. The vegetation in said area shall be maintained to the same levels required under Chapter 9.80 and be litter free. (Ord. O-2013-4 § 3, 2013; Ord. O-97-41 § 3, 1997).

City of Littleton

Every owner shall comply with the regulations adopted by the city manager, or his designee, and shall be responsible for the normal care, including the watering, pruning, control of diseases and pests, and removal (if required), of trees and plants located on rights of way adjacent to their property.

City of Arvada

Sec. 94-68. - Maintenance responsibility.

It shall be the responsibility of present and future owner of property adjacent to all streets to provide for the maintenance of all facilities and landscape area from the property line out to the main traveled portion of the roadway. This shall include, but is not limited to, the curb, gutter, sidewalks and landscaping, except where the rear lot line of a residential property is adjacent to the street. This section shall be applicable to all property within the city.

In parallel with, and perhaps in advance of, the subdivision entry program process, staff recommends that the PPLAB support and provide guidance on updating the city code related to ROW maintenance responsibility similar to the examples identified above.

Does PPLAB support developing a recommendation to City Council to amend the code to clarify ROW maintenance responsibilities similar to other local governments in Colorado?

Process Approach:

Staff is requesting guidance from PPLAB regarding the process to follow to deliberate these policy issues and to develop options to proceed.

With PPLAB's help, staff would like to develop a program that makes sense for all involved and establishes clarity on the policy issues outlined above. The intent would be for the PPLAB to work with staff to further develop policy questions for PPLAB guidance and City Council decision. Also, PPLAB could help staff develop options for a clear approach to working with subdivisions once policy questions are answered. For example, options may include creating a matching program which awards investment dollars to those subdivisions that put up matching investments at a requested percentage. Also, there could be options that include a requirement to commit to ongoing maintenance.

In addition, staff requests PPLAB assistance in developing code clarity for ROW maintenance responsibility for recommendation to City Council.

Staff has developed two options for PPLAB process:

PPLAB Subcommittee – PPLAB selects two board members to work with staff to develop policy and program guidance that would then go back to the full board for recommendation. This approach may accelerate PPLAB guidance since more work could occur outside of regular board meetings; however, there would be an impact to the amount of time the subcommittee members would be spending on the issue.

PPLAB Meeting Format – Staff would develop policy questions and program guidance options to be considered only at regular PPLAB meetings. The program would likely take longer to develop; however, PPLAB time would only be devoted to regular meetings.

Are there other process options that PPLAB would like to consider? If not, which option would PPLAB prefer to make process on this new program?

Staff recommends PPLAB establish a subcommittee to work with staff to more fully vet policies and process options.

Next Steps:

Based on PPLAB input and feedback staff will work with the PPLAB on developing policy questions and options for implementing the Subdivision Entry Landscape program approved in the 2019/2020 budget and take next steps on developing clarifying code language.

Six-Year (2019-2024) Capital Improvement Plan Request Form for Capital Equipment or Capital Project

Identification and Funding Source

Project Name: <u>Subdivision Entry Landscape Improvements</u>		Submitted By: <u>Parks & Recreation</u>	Version: <u>8/14/2018</u>
Program(s):	Sub-Program(s):	Funding Source(s):	Percent
<u>Transportation</u>	<u>Streetscapes</u>	<u>Capital Projects Fund</u>	<u>100%</u>
			100%

Estimated Cash Flow Schedule

Equipment or Project Costs	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Six-Year Total
Land Acquisition	-	-	-	-	-	-	-
Design & Engineering	7,000	7,000	7,000	7,000	7,000	7,000	42,000
Other Prof Services	-	-	-	-	-	-	-
Construction	-	50,000	50,000	50,000	50,000	50,000	250,000
Other Equip/Project Costs	-	-	-	-	-	-	-
Capital Equipment Purch	-	-	-	-	-	-	-
Total Costs (Gross)	7,000	57,000	57,000	57,000	57,000	57,000	292,000
Grants or Other Off-Setting Revenue	-	-	-	-	-	-	-
Impact to Annual Maint/Operating Costs	-	5,000	10,000	15,000	20,000	25,000	75,000

Description and Justification

	<p style="text-align: center;">Description & Proposed Funding:</p> <p>Equipment/Project Description: Project or program is to begin renovating subdivision entry landscaping for those currently not maintained by HOAs. Estimated at more than a dozen locations.</p> <p>Cost allocation methodology for projects with more than one funding source: None requested at this time. Estimated that with annual construction budget appointed, one or two entrances could be renovated per year depending on scope and current utility needs.</p> <p>Project revenue or grants, if any, that will support the project and the impacts to the operating budget: Not at the time of request.</p>
---	--

Justification and Alignment with Program/Sub-Program Goals & Key Performance Indicators:

Staff recommends further discussion occurs before approval of this project. If project is approved, it will change the City's unofficial policy on maintenance provided to these areas. The initial need to fund a dozen entrances could quickly multiply once this project/program has been adopted. It stands to reason that functioning HOAs could ask for renovation assistance and other similar landscaped areas such as cul-de-sac landscaped beds (about 25), and even entrance beds maintained by commercial properties could all become apart of this program. Capital expenses could be significant. Utilities will need to be reestablished and direction or policy on subdivision signs will need to be established. For example, pictured above is the entrance to Heritage Subdivision. Would repair of subdivision signs be apart of this CIP? As the maintenance expectations and inventory increases so would maintenance expenses. This may eventually lead to the need to fund another full-time position along with temporary help (or significant increase in contractual funds). PPLAB has discussed the subdivision entrance beds and did not consider it to be a priority for consideration at this time, but did see the need to further discuss. PPI AB was planning on discussing in the fall.

Is there a computer hardware or software component to this request? No If so, has I.T. Dept. reviewed this request? _____

Department Priority Ranking: High Request Number: (Finance Use)

To: Parks and Public Landscaping Advisory Board
From: Dean Johnson, Parks Superintendent
Date: 1/30/19
Subject: Park Naming Contest Update and Discussion

Purpose:

The purpose of this agenda item is to finalize the discussion on the park naming contest as part of the Park Signage Project.

Background:

During the November PPLAB meeting, the Board was reintroduced to the park sign program. As discussed, the intent of this program will be to sign all of the park sites. These small park signs will include the park name and park rules.

For some of the sites, formal names have not been adopted. PPLAB has the opportunity to advise and guide the City on selecting names for these sites. During the December meeting an approach for naming was discussed and PPLAB recommended moving forward with a community outreach process, in the way of a naming contest. Details on this process were discussed during the January meeting, and now for review and discussion is an attached draft of the proposed contest language.

For review and discussion is an attached draft of the proposed contest language.

Next Steps:

After approval of the language by PPLAB, City staff will launch the naming contest.

The Park Signage Project will continue to be discussed in upcoming PPLAB meeting as needed.

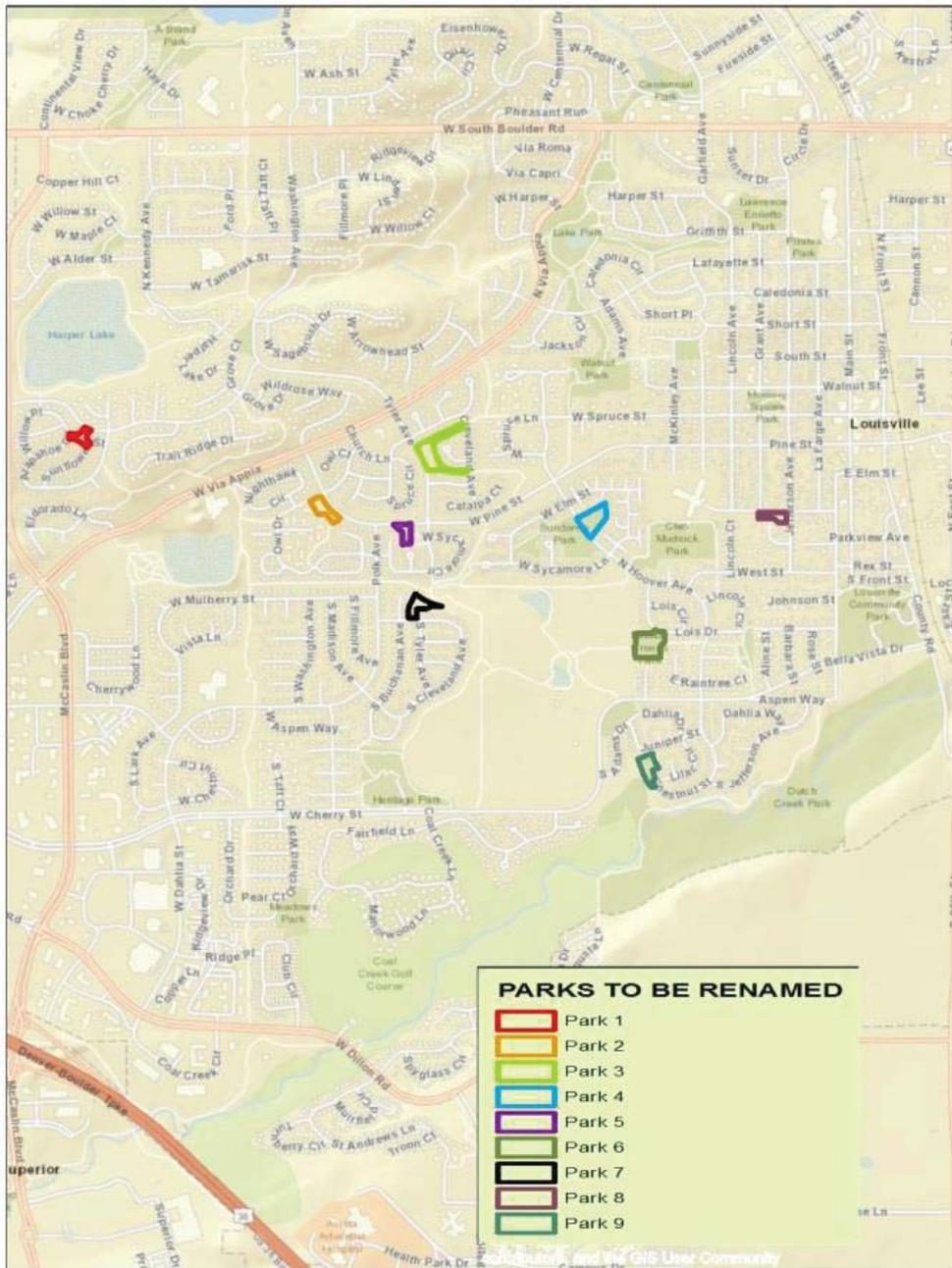
Park Naming Contest

The City's Parks and Public Landscaping Advisory Board (PPLAB) in conjunction with City Staff are seeking your innovative ideas to help us name a few of the park sites in our great City.

As part of approved funding, installation of park property signs will occur in 2019. But, before we can proceed, we need to be creative and re-name a few of these sites. Many of these parks have inherited their subdivision monikers where they reside, an adjacent street name, or an interesting element located in the park, but no official name has been designated.

Staff thought it would be an exciting opportunity for citizens to provide imaginative names and be a part of this innovative process. Here are the sites we need help with and what City staff commonly calls them:

- 1. Elephant Park**
- 2. Mission Greens**
- 3. Saratoga 1**
- 4. Saratoga 2**
- 5. Wildflower**
- 6. Wildridge**
- 7. Heritage B**
- 8. Sagebrush Park – PPLAB is recommend a name change to Bocce Ball Park**
- 9. Cedarwood**



Please submit your suggestions by . PPLAB will evaluate your submissions and make a recommendation to City Council.

Thanks in advance for your help. Who knows? Your suggestion or what you commonly call these sites may be approved!

Parks and Public Landscaping Advisory Board

TENTATIVE* Board Items Calendar

(Updated January 23, 2019)

March 7, 2019	April 4, 2019	May 2, 2019
<p>Action Items:</p> <p>Updates/Discussion from the Department:</p> <ul style="list-style-type: none"> • Park Playground Replacement Design Review • Sundance Park Master Plan • Park Sign Design <p>Updates/Discussion from the Board:</p>	<p>Action Items:</p> <p>Updates/Discussion from the Department:</p> <ul style="list-style-type: none"> • Prioritize Park Sites for Drinking Fountains • Ordinance Updates Affecting Parks • Continued Subdivision Landscape Discussion <p>Updates/Discussion from the Board:</p>	<p>Action Items:</p> <p>Updates/Discussion from the Department:</p> <ul style="list-style-type: none"> • Sundance Park Master Plan Open House <p>Updates/Discussion from the Board:</p>
June 6, 2019	July 11, 2019	August 1, 2019
<p>Action Items:</p> <p>Updates/Discussion from the Department:</p> <ul style="list-style-type: none"> • Discuss Park Sign Locations <p>Update/Discussion from the Board:</p>	<p>Action Items:</p> <p>Updates/Discussion from the Department:</p> <ul style="list-style-type: none"> • Heritage Park Restroom CIP Design <p>Update/Discussion from the Board:</p>	<p>Action Items:</p> <p>Update/Discussion from the Department:</p> <p>Update/Discussion from the Board:</p>

*All items are subject to change.