

Open Space Advisory Board

Agenda

Wednesday, May 8, 2019
Leaving from City Hall (749 Main Street)

**6:00 PM - Field Tour to Potential Open Space Candidate Parcels:
Opportunities for Preserving Open Space and Improving Trail Connectivity.**

OSAB members and the public will meet in the parking lot immediately south of City Hall (749 Main Street). OSAB members will be transported by van to each site. Transportation will not be provided to the public. Public may follow in private vehicles. No board discussion will occur in the vehicle between property stops. Any discussion regarding the field tour will occur at the July 10, 2019 board meeting.

As the June 12, 2019 meeting will also be a field tour, April Minutes will be approved at the July 10, 2019 meeting.

Field Tour anticipated to adjourn by 8:00 pm.

CITIZEN EMAIL- Requested to share with OSAB

From: Miles Hoffman 606 Spruce Cir, Louisville, CO 80027.

Sent: Monday, April 29, 2019 9:20 AM

To:

Subject: Utilization of Herbicides/Toxins in Public Spaces

Good morning Ember,

I know you're receiving a lot of emails and calls from Louisville residents protesting the use of herbicides as part of the integrated pest management program in our town. It's very unclear from the social media chat boards and discussions what exactly is being sprayed - either spot treating or on a mass scale. I live across from the unnamed park on Tyler between Via Appia and Pine, and I walk my dog every day along that trail as well as the park that backs up on Pine - both of which have signs that spraying will occur from today THROUGH the end of May. We go on these walks every day as I work from home, and I generally don't have time to get in the car and drive away from affected areas.

Can you please share exactly what herbicides and other potentially damaging applications will be made? Is there anyway to find out exactly when spraying will occur near us - I don't want to keep my dog inside for the entire month of May or have to leave the town to find an unaffected space. I understand the city's desire to maintain a healthy ecosystem that is also pleasant to look at, but I want to be very careful with both our young dog, and our daughter being born in August (and knowing that spraying will most likely continue to happen).

I would like to register my voice as one completely against using chemicals and toxic substances of any kind. I'm happy to provide resources to non-toxic integrated pest management services - one of my colleagues wrote the program for Santa Clara County in CA.

I was so pleased upon moving here that the City has a [Sustainability Action Plan](#) - this kind of spraying contradicts the purpose of that plan. We need to make sure we're not adding to the myriad of methods our loved ones (pets, kids, and people) can possibly develop cancer. I hope the city reconsiders their actions.

Thanks so much,

Miles Hoffman

Louisville Resident

Memorandum

To: Open Space Advisory Board
From: Ember Brignull, Open Space Superintendent
Date: May 8, 2019
**Re: Open Space and Trail Candidate Parcel Field Tour:
Opportunities for Preserving Open Space and Improving Trail
Connectivity**

Purpose:

The purpose of this field tour is to evaluate parcels that have been recommended by councilmembers, board members, or staff as potential Open Space and trail parcels of interest for preserving Open Space and improving trail connectivity. The parcels to be evaluated are identified on the Candidate Open Space Properties 2019 Map, excluding “Considered but not selected for Acquisition” parcels. Board members will view and rank the parcels based on resource and cultural values. Rankings will be submitted to staff at the completion of the field tour.

Background:

Since 2007, the Open Space Advisory Board (OSAB) has participated in evaluating parcels for potential City acquisition for the purpose of Open Space land or trail corridors. This OSAB duty is identified in the Home Rule Charter and is an important function of the board. The recommendations for parcels to be evaluated are generated by OSAB members, City Council members, and City Staff.

Once parcels have been identified for evaluation, OSAB periodically participates in a driving tour to view and rank the parcels based on resource and cultural values; this data is then recorded on the “Acquisition Ranking Table” (the table). The values and the ranking criteria for the table are identified in the attached “City of Louisville Candidate Open Space Category Definitions”. The table is always partnered with a property location map which identifies the parcels to be evaluated and is labeled as the “Candidate Open Space Properties 2019” (the map). The map has alpha labels for each property and the alpha labels are entered into the property I.D. column on the table to link the two documents. In 2019, new parcels for consideration have been given a numeric I.D.’s and are indicated in red and brown.

Once each OSAB member has completed the table, staff compiles and averages the resource, cultural, and total scores which are then entered into the “Opportunities for Preserving Open Space & Improving Trail Connectivity” spreadsheet (the spreadsheet). The spreadsheet is the final document that is shared with City Council and the City Managers Office to illustrate OSAB’s acquisition priorities and recommended acquisition strategies. The acquisition strategies are further defined in the “Strategies and Tools for Open Space Property Acquisition”

document. The last step in the process is to complete a summary sheet for each priority property that contains additional property information.

Additional background materials regarding OSAB's participation and thought on this process can be found in the March, 14 2017 City Council Study Session Packet which is located here: <http://laserfiche.louisvilleco.gov/weblink/0/doc/344678/Page1.aspx>

Next Steps:

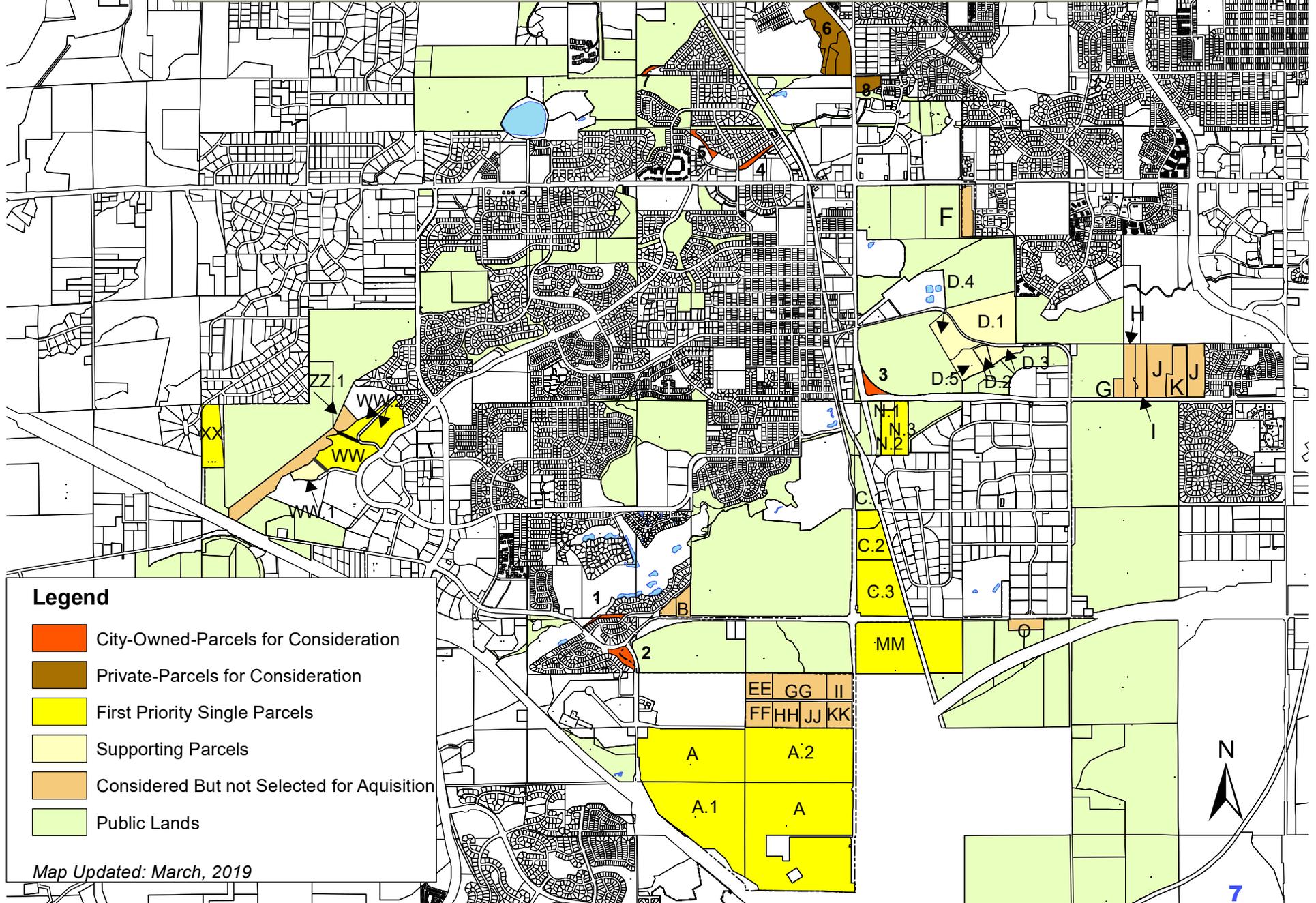
Complete the field tour during the June meeting. Following the June meeting, staff will compile all OSAB rankings into one document which will be reviewed and finalized at the July meeting. During the July meeting OSAB members will also discuss goals and strategies for each parcel. Final ranking and recommendations will be shared with appropriate staff members and City Council for future consideration.

City of Louisville Candidate Open Space Category Definitions

The rating scale consist of a 0-2 rating, zero meaning the feature / quality is not present and two meaning the feature / quality is fully represented. One will indicate a partial representation of the feature / quality.

- a. Vegetation – The abundance / diversity of native plant species.
- b. Wetlands – Areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support a prevalence of vegetation.
- c. Riparian Areas – Riparian vegetation and land adjacent to natural flowing water.
- d. Wildlife Habitat – Area that provides sustainable shelter, food, or protection for indigenous wildlife.
- e. Connectivity – A piece of land that contributes to an overall open space and or community recreational network.
- f. Open Water – A standing body of water present year round or seasonal that is important to the sustenance of vegetation, wildlife, or recreational opportunities.
- g. Topographic / Geological Significance – Features that act as visual markers, aesthetic formations, geological uniqueness, or vantage points deemed of public value.
- h. Size – Small, medium or large.
- i. Public Visibility – The degree in which a prospective open space parcel can be viewed from public roads or facilities.
- j. Scenic – An area that provides for natural visual enjoyment to an observer while not on the property.
- k. Views – An area that provides for natural visual enjoyment to an observer while on the property.
- l. Historical Significance – Contains physical reminders, archeological sites, or historical structures, or there is knowledge of significant past use that is of public value.
- m. Agricultural Preservation – Value in maintaining the active use of farming or ranching and/or preserving the history of prior agricultural use.
- n. Recreation Potential – Feasibility and quality of appropriate recreational use.
- o. Existing Condition – How close the current state of the property is to the desired state.
- p. Threat of Development – Possibility or probability of new development in the near term.
- q. Buffers – Natural divisions providing a discernable break between or within communities.
- r. Potential for Partners – The likelihood that other entities would share the financial burden of acquisition and/ or management of the property.
- s. Undefined Unique Quality – Value not captured in other category
- t. Comp. Plan – The comp plan designation for this property is as open space.

Candidate Open Space Properties 2019



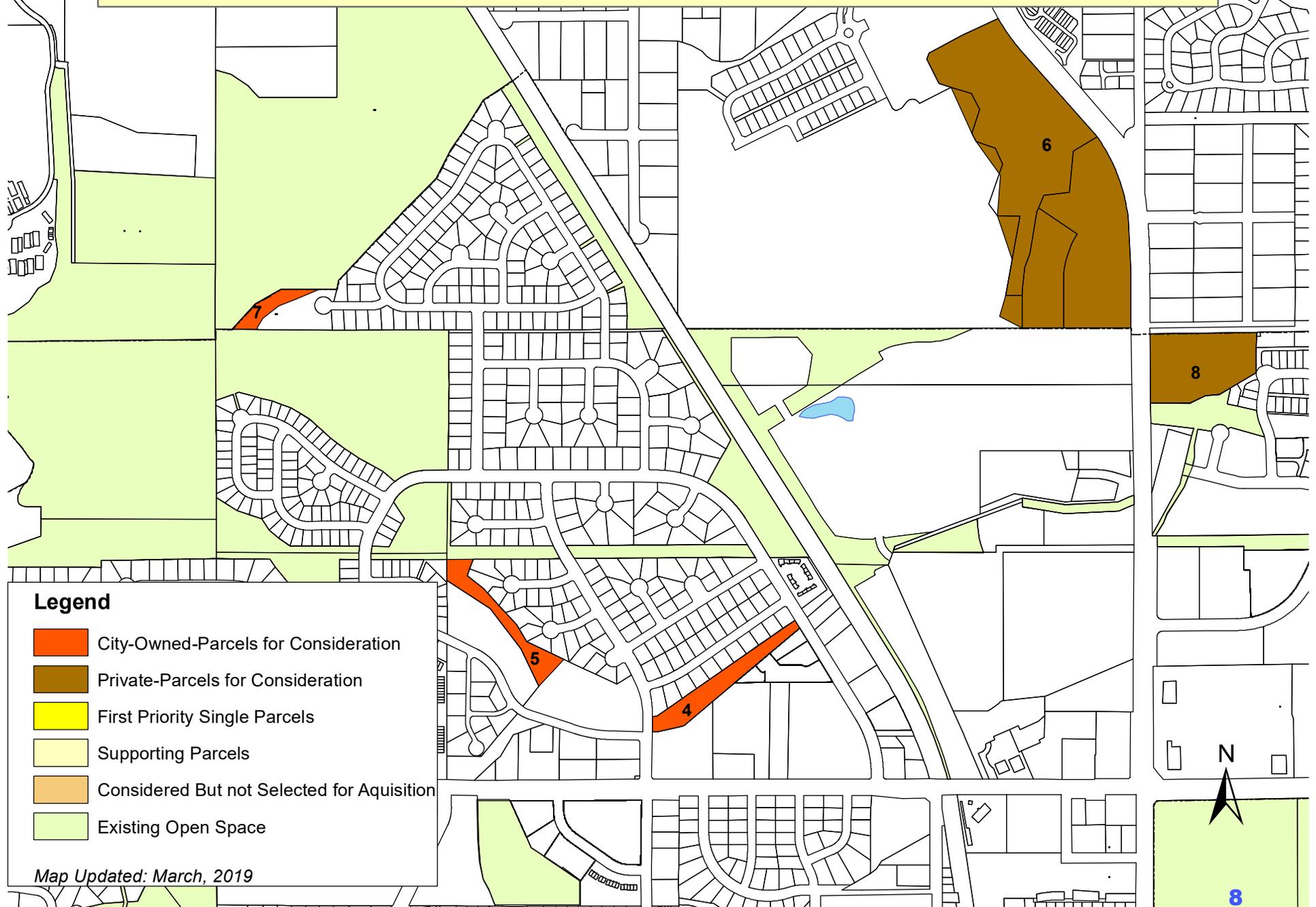
Legend

- City-Owned-Parcels for Consideration
- Private-Parcels for Consideration
- First Priority Single Parcels
- Supporting Parcels
- Considered But not Selected for Aquisition
- Public Lands

Map Updated: March, 2019



Candidate Open Space Properties 2019-North



Legend

-  City-Owned-Parcels for Consideration
-  Private-Parcels for Consideration
-  First Priority Single Parcels
-  Supporting Parcels
-  Considered But not Selected for Acquisition
-  Existing Open Space

Map Updated: March, 2019

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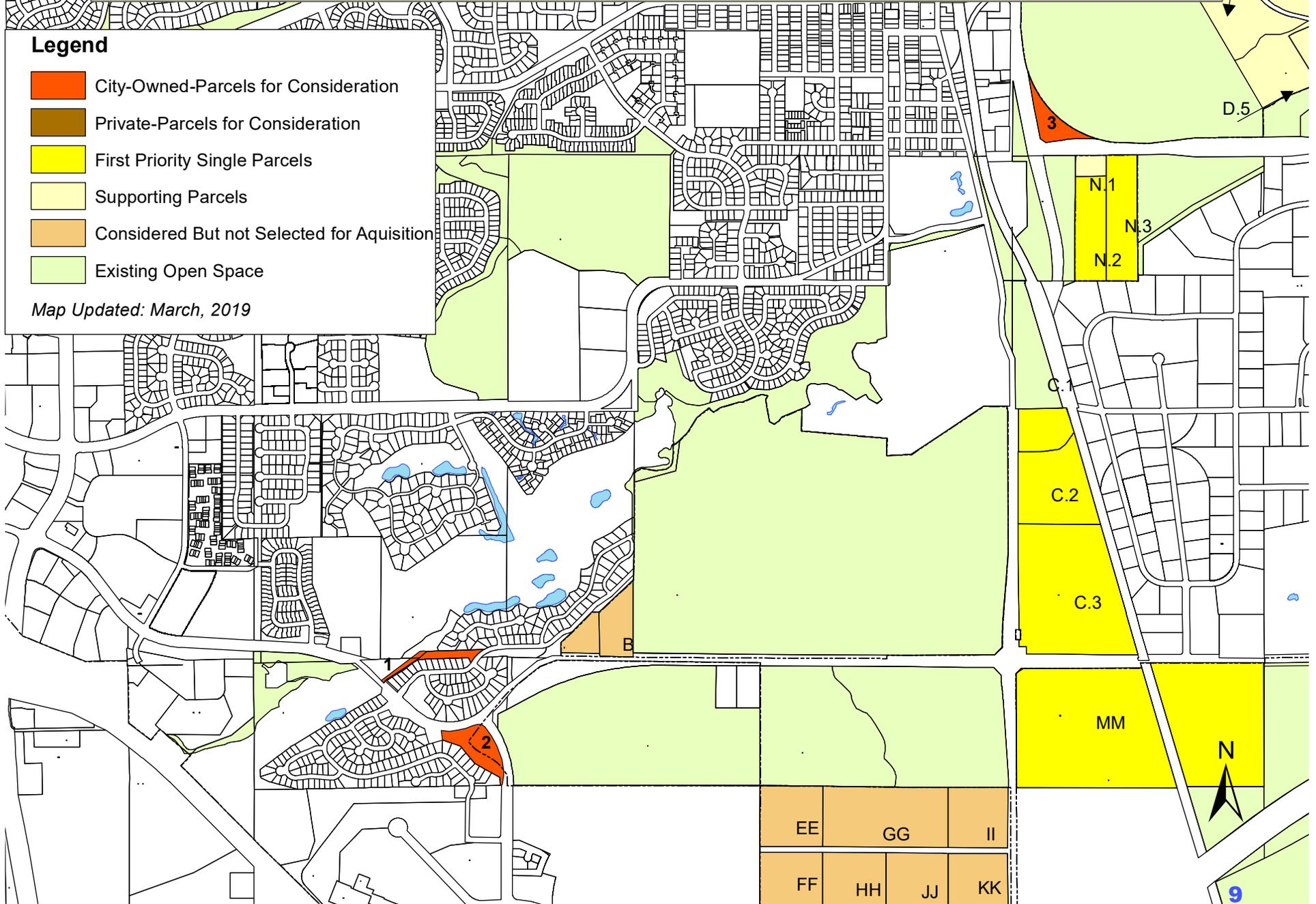
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Candidate Open Space Properties 2019-South

Legend

-  City-Owned-Parcels for Consideration
-  Private-Parcels for Consideration
-  First Priority Single Parcels
-  Supporting Parcels
-  Considered But not Selected for Aquisition
-  Existing Open Space

Map Updated: March, 2019



DRAFT - Open Space Advisory Board - PLANNING PURPOSES ONLY

Opportunities for Preserving Open Space & Improving Trail Connectivity

Property Name	Property Code	Current Zoning	Acres	Value Scores			Acquisition Value	Goal/Backup Strategy
				Community	Resource	Total		
Bennett-SE of HWY 42 & 96 th St.-western parcel	N.2	Agricultural (U)	8	16.33	9.50	25.83	HIGH	Fee Simple/CE/Trail Easement
Newbold-SE of HWY 42 & 96 th St.-eastern parcel	N.3	Agricultural (U)	10	16.00	9.67	25.67	HIGH	Fee Simple/CE/Trail Easement
Phillips 66-NE section	A.2	Commercial	80	17.43	7.86	25.29	HIGH	Fee Simple 30+ acres/CE/Trail Easement
Phillips 66-SW section	A.1	Commercial	77	15.43	6.00	21.43	HIGH	Fee Simple 30+ acres/CE/Trail Easement
Phillips 66-NW and SE sections	A	Commercial	228	16.29	4.86	21.14	HIGH	Fee Simple 30+ acres/CE/Trail Easement
Salaman-W of, and adjacent to, Davidson Mesa	XX	Estate Residential (U)	19	16.67	4.17	20.83	HIGH	Fee Simple/CE
Schreiter-SE of Dillon & S. 96th St.	MM	Agricultural (U)	73	16.00	4.00	20.00	HIGH	Fee Simple/CE
Centennial- Middle	WW	Commercial	20	14.83	3.67	18.50	HIGH	Conservation Easement/ Trail Easement
Centennial-Eastern	WW.2	Commercial	20	14.50	3.67	18.17	HIGH	Conservation Easement/ Trail Easement
Games-Between S 96th & S. Arthur Ave.- North	C.1	Commercial	5	13.33	3.67	17.00	HIGH	Fee Simple/ Trail Easement
CO Tennis Facilities-Between S 96th & S. Arthur Ave.- South	C.3	Commercial	33	12.83	2.67	15.50	HIGH	Trail Easement
Archdiocese-Between S 96th & S. Arthur Ave.- Middle	C.2	Commercial	14	12.33	2.83	15.17	HIGH	Trail Easement
Mayhoffer-Empire Road adj. to Mayhoffer	D.4	Agricultural (U)	11				MEDIUM	Conservation Easement
Mayhoffer-Empire Road adj. to Mayhoffer	D.2	Agricultural (U)	3	20.67	7.83	28.50	MEDIUM	Conservation Easement
Mayhoffer-Empire Road adj. to Mayhoffer	D.3	Agricultural (U)	5	18.67	6.00	24.67	MEDIUM	Conservation Easement
Mayhoffer-Empire Road adj. to Mayhoffer	D.5	Agricultural (U)	9				MEDIUM	Conservation Easement
Bennett-SE of HWY 42 & 96 th St.-western small	N.1	Agricultural (U)	2	14.50	7.33	21.83	MEDIUM	Fee Simple/ CE/ Trail Easement
Centennial-Western	WW.1	Commercial	6	14.50	3.83	18.33	MEDIUM	Conservation Easement/ Trail Easement
Truman-N of Paradise Lane- Eastern most	II	Agricultural (U)	9	15.00	4.00	19.00	LOW	Conservation Easement
Phillips 66-N of Paradise Lane- Middle	GG	Agricultural (U)	19	12.17	5.33	17.50	LOW	Conservation Easement
Phillips 66-S of Paradise Lane- Eastern most	KK	Agricultural (U)	9	12.17	5.33	17.50	LOW	Conservation Easement
Centennial-West of GHX	ZZ.1	Commercial	5	13.83	3.50	17.33	LOW	Conservation Easement
Santille- SE of S.Bldr Rd & 95th St.	F	Commercial	9	13.00	3.00	16.00	LOW	Recommend PPLAB Review
Neumann-NW of Hwy 42 & 287-Eastern most	J	Agricultural (U)	30	12.17	2.67	14.83	LOW	Conservation Easement
Phillips 66-S of Paradise Lane- 2nd in from east	JJ	Agricultural (U)	10	10.83	4.00	14.83	LOW	Conservation Easement
Phillips 66-N of Paradise Lane- Western most	EE	Agricultural (U)	10	10.67	3.33	14.00	LOW	Conservation Easement
Losasso-NW of Hwy 42 & 287-2nd in from west	H	Agricultural (U)	8	11.50	2.33	13.83	LOW	Conservation Easement
Paradise Lane LLC- Western most	FF	Agricultural (U)	10	10.83	3.00	13.83	LOW	Conservation Easement
Public Service-Between Damyanovich and D. Mesa	ZZ	Commercial	22	9.50	4.17	13.67	LOW	Conservation Easement
Machol-NW of Hwy 42 & 287-2nd in from east	K	Agricultural (U)	12	10.83	2.50	13.33	LOW	Conservation Easement
Schmidt-NW of Hwy 42 & 287- Western most	G	Agricultural (U)	3	10.50	2.50	13.00	LOW	Conservation Easement
Paradise-S of Paradise Lane- 2nd in from west	HH	Agricultural (U)	10	9.67	2.67	12.33	LOW	Conservation Easement
Losasso-NW of Hwy 42 & 287-3rd in from west	I	Agricultural (U)	17	9.67	2.50	12.17	LOW	Conservation Easement
PSOC -Western	B.1	Agricultural (U)	3	9.17	2.83	12.00	LOW	Recommend PPLAB Review
Goldstein-Dillon Road Homestead (within Trillium)	O	Agricultural (U)	5	9.33	2.67	12.00	LOW	Conservation Easement
PSOC-Dillon West of Warembourg	B	Agricultural (U)	5	8.17	2.00	10.17	LOW	Recommend PPLAB Review

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DRAFT - Strategies and Tools for Open Space Property Acquisition

12/10/2015

Summary: acquisition discussions between OSAB, Malcolm Fleming, and OS staff (with input from Boulder & Jefferson County OS staff)

Tool	Description	How it works	Advantages	Disadvantages
Real Estate Retainer	A real estate retainer fee is paid upfront to engage a real estate agent by the city to ensure the commitment of the agent, and it does no guarantee an outcome or final product. The retainer fee is structured as an offset against the commission and is retained only if a deal fails to close. If the deal closes, the fee is returned to the client.	While many large open space agencies have staff dedicated to land acquisitions, this is unpractical or unfeasible for smaller agencies due to cost and infrequency of opportunities. A smaller municipality could extend its reach through an established network of real estate brokers in the area. Real estate brokers tend to be the first individuals with knowledge of potential land coming on the market for sale, and may have relationships with landowners in the area. A municipality could provide a select group of brokers its target acquisition list to either pursue transactions, or to simply keep the municipality abreast of potential target acquisition opportunities. It is typical in the real estate industry for a seller to pay all brokerage commissions/compensation.	Expands the reach of smaller municipalities' on-staff resources at minimal additional costs, and may result in additional opportunities	May result in a conflict if multiple brokers identify the same target acquisition at the same time, an event more common in a smaller municipality real estate market.
Right of first refusal/Option Agreement	A right of first refusal is a contractual right that gives its holder the option to enter a business transaction with the owner of something, according to specified terms, before the owner is entitled to enter into that transaction with a third party.	The right of first refusal is a contract between the buyer and seller which specifies that the land may be acquired by the buyer at a future date. This gives the municipality the opportunity to match an offered purchase price within a specified time period should a landowner receive a legitimate offer to sell. A purchase option is simply a right that the municipality holds to purchase the land by a specified date at a specified price. A right of first refusal and a purchase option can be either donated to the municipality or sold.	Keeps the opportunity open, keeps the dialogue going, inexpensive.	Money paid to the seller for the right of first refusal/option is forfeited if the city cannot or will not purchase the land at the specified time and price.
Fee Simple Acquisition	Fee simple absolute is a freehold ownership of property including the land and any improvements to the land in perpetuity. It is the highest possible ownership interest, it is alienable, devisable and descensible.	Most acquisitions of open space have historically been fee simple purchases.	Fee acquisition have the advantage of giving the city full control over the management of the properties' resources, and provide the greatest flexibility for decision making about the best ways to address visitor access, agricultural management, ecological restoration and other management issues.	Most expensive of all acquisition tools

Tool	Description	How it works	Advantages	Disadvantages
Conservation Easements	<p>The easement is either voluntarily donated or sold by the landowner and constitutes a legally binding agreement that limits certain types of uses or prevents development from taking place on the land in perpetuity while the land remains in private hands.</p> <p>Conservation easements protect land for future generations while allowing owners to retain many private property rights and to live on and use their land, at the same time potentially providing them with tax benefits.</p>	<p>In a conservation easement, a landowner voluntarily agrees to sell or donate certain rights associated with his or her property – often the right to subdivide or develop – and a private organization or public agency agrees to hold the right to enforce the landowner's promise not to exercise those rights. In essence, the rights are forfeited and no longer exist.</p> <p>An easement selectively targets only those rights necessary to protect specific conservation values, such as water quality or migration routes, and is individually tailored to meet a landowner's needs. Because the land remains in private ownership, with the remainder of the rights intact, an easement property continues to provide economic benefits for the area in the form of jobs, economic activity and property taxes.</p> <p>A conservation easement is legally binding, whether the property is sold or passed on to heirs. Because use is permanently restricted, land subject to a conservation easement may be worth less on the open market than comparable unrestricted and developable parcels. Sometimes conservation easements will enable the landowner to qualify for tax benefits in compliance with Internal Revenue Service rules.</p>	<p>Landowners can protect land in perpetuity while maintaining ownership. There are significant savings on taxes including property, income and estate taxes. Landowners are motivated to donate CEs because Colorado allows transferable tax credits for qualified donations. Currently, a CE donor can earn up to \$375,000 in state income tax credits. Under policies now in effect, these credits can be carried forward for up to 20 years and used as needed to offset state income tax payments, or sold to others.</p>	<p>Conservation easements are irrevocable and rights included are no longer an option for landowner.</p>
Trail Easements	<p>“A trail easement is a perpetual legal agreement that allows others to use someone’s land in the manner provided for within the easement. An easement can be very broad, granting access to the easement holder and the public, or it can restrict what kind of access, when and under what conditions access can be used. For instance, the easement can be for public access to an entire property, or it could be restricted to certain users on a trail of a certain width. An easement can be for hiking only, bicycling, horseback riding; whatever uses the parties agree to, limited or expanded to the extent they decide.” (Adapted from Creating Greenways: A Citizens Guide, May 2007)</p>	<p>A partial interest in a property is granted to allow entry onto another landowner’s property. Trail facilities are developed within a designated area, to allow users onto the corridor to use the trail. Negotiation between trail managers and owners usually occurs. Owners may be willing to allow access for a fee or donation of the easement.</p>	<p>Easement acquisition is usually cheaper than outright purchase of land. There are less disruptions of existing land uses.</p>	<p>Tensions can arise between entities regarding terms or covenants. Term easements can cause problems if owner does not choose to renew the easement.</p>

Tool	Description	How it works	Advantages	Disadvantages
Parkland/Trail Dedication	The voluntary transfer, or transfer as a condition of subdivision approval, of private property by its owner to the public for some public use, such as for streets or park land. Louisville requires a dedication of 12% of a developments total developable land or may require a cash payment in lieu of such land dedication, based on the current appraised value.	City requires developers and builders to dedicate park/trail lands or pay a fee that is used to acquire and develop park and trail facilities. This exaction fee is a way to offset increased demand for parks or trails created by developer/new homeowner	Cities can conserve open spaces at the pace of land development. Developers can negotiate to construct facilities saving cost to both parties.	Although courts generally uphold this type of exaction, it could result in litigation for requiring payment/land dedication.
Bargain Sale of Land	A bargain sale is "part gift and part sale." A bargain sale is a simple agreement in which a landowner sells real estate to a Charity for less than its fair market value. The difference between the fair market value and the purchase price is considered a charitable gift for which the donor will receive an income tax deduction. With a bargain sale, the seller also avoids capital gains tax on the donated portion of the property. A bargain sale can be an effective way to dispose of property that has increased greatly in value and on which the owner would otherwise owe a significant amount of capital gains tax.	An agreement is created to sell land for less than fair market value between City and landowner.	Potential tax benefits exist such as charitable donations and a reduction in capital gains tax. Sellers are often motivated to see land preserved.	Less profit for seller than selling at fair market value. Conservation value restraints may limit agency ability to purchase property.

MAYHOFFER FARM (Acquired!)

Opportunities for Preserving Open Space and Improving Trail Connectivity

Property	N&S of Empire Rd (D) (200 acres, zoned Agricultural)	
Value	HIGH	
Aspirational Goal	Fee Simple Acquisition	
Backup Strategy	Conservation Easements & Trail Easements	
Community Value:	HIGH	
	Buffer Value:	Physical & visual buffer between Louisville & Lafayette
	Potential Partners:	Boulder County & Lafayette
	Adjacent Parcels:	Aquarius (south), Harney-Lastoka (north)
	Other Notes:	Highly visible from roadways; creates agricultural "home-town" feel
Resource Value:	HIGH	
	Habitat & Vegetation:	Agricultural
	Riparian/Wetland:	Coal Creek Riparian Corridor
Property Goals:	<ul style="list-style-type: none"> > Create a grassland restoration demonstration area > Protect view shed > Provide larger contiguous acreage > Increase habitat health > Preserve Agricultural use/heritage 	
Supporting Parcels:	<ul style="list-style-type: none"> > If D is acquired, OSAB supports acquiring parcel D.1. > Acquisition of D.1 without D is not recommended. > Acquisition of D.2- D.5 without D is not recommended. 	
Owner - relationship status	<p>On 9/2017 the Mayhoffer Farm (165 acres) was acquired as a fee title ownership (with intact mineral rights) for \$8,255,789. Partners shared cost as follows: 50% BOCO; 25% Louisville; 25% Lafayette. This deal also included two CE's (Centennial House Lot and Rental House Lot).</p>	
Vision Statement		
Date of Recommendation:	7/12/2017	OSAB Board Members: Helen Moshak, Mike Schantz, Laura Scott

BENNETT

Opportunities for Preserving Open Space and Improving Trail Connectivity

Property	SE of HWY 42 & 96 th St.-western (N.2) (8 acres, zoned Agricultural)	
Value	HIGH	
Aspirational Goal	Fee Simple Acquisition	
Backup Strategy	Conservation Easements & Trail Easements	
Community Value:	MEDIUM	
	Buffer Value:	Hwy 42 Corridor
	Potential Partners:	Boulder County Parks & Open Space
	Adjacent Parcels:	Olson (west)
	Other Notes	
Resource Value:	HIGH	
	Habitat & Vegetation:	Coal Creek Riparian Corridor
	Riparian/Wetland:	Yes
	Other Notes:	
Property Goals:	>Preserve riparian zone	
	> Provide larger contiguous acreage with existing Open Space to the west	
	> Increase habitat health	
	> Protect biodiversity	
	> If N.2 and N.3 are both acquired consider realigning Coal Creek trail so that the trail is not adjacent to the road right-of-way and fenced in.	
Supporting Parcels:	> Assuming successful acquisition of N.2, OSAB would also support acquisition of N.1.	
	> Purchase of N.1 without N.2 is not recommended.	
Owner - relationship status	No contact has been made	
Vision Statement		
Date of Recommendation:	7/12/2017	OSAB Board Members: Helen Moshak, Mike Schantz, Laura Scott Denton, Linda Smith, Missy Davis, Graeme Patterson, Jim Gibb, Fiona Garvin

NEWBOLD

	Opportunities for Preserving Open Space and Improving Trail Connectivity	
Property	SE of HWY 42 & 96 th St.-eastern (N.3) (10 acres, zoned Agricultural)	
Value	HIGH	
Aspirational Goal	Fee Simple Acquisition	
Backup Strategy	Conservation Easements & Trail Easements	
Community Value:	MEDIUM	
	Buffer Value:	Hwy 42 Corridor
	Potential Partners:	Boulder County Parks & Open Space
	Adjacent Parcels:	CTC (east)
	Other Notes:	
Resource Value:	HIGH	
	Habitat & Vegetation:	Coal Creek Riparian Corridor
	Riparian/Wetland:	Yes
	Other Notes:	
Property Goals:	>Preserve riparian zone	
	> Provide larger contiguous acreage with existing Open Space to the east	
	> Increase habitat health	
	> Protect biodiversity	
	> If N.2 and N.3 are both acquired consider realigning Coal Creek trail so that the trail is not adjacent to the road right-of-way and fenced in.	
Supporting Parcels:		
	NA	
Owner - relationship status		
Vision Statement		
Date of Recommendation:	7/12/2017	
	OSAB Board Members: Helen Moshak, Mike Schantz, Laura Scott Denton, Linda Smith, Missy Davis, Graeme Patterson, Jim Gibb, Fiona Garvin	

PHILLIPS 66 (A.2)

Opportunities for Preserving Open Space and Improving Trail Connectivity

Property	NE section (A.2) (80 acres, zoned Planned Commercial)	
Value	HIGH	
Aspirational Goal	Fee Simple Acquisition of 30+ Acres	
Backup Strategy	Conservation Easements & Trail Easements	
Community Value:	MEDIUM	
	Buffer Value:	Buffer between Louisville and Broomfield
	Potential Partners:	Boulder County Parks & Open Space & Broomfield County
	Adjacent Parcels:	NA
	Other Notes:	
Resource Value:	MEDIUM	
	Habitat & Vegetation:	Grasslands
	Riparian/Wetland:	Small stock pond is currently on the property
	Other Notes:	
Property Goals:	>Create Buffer between Louisville and Broomfield	
	>Preserve riparian/wetland zone	
	> Expand trail connectivity	
	> Increase habitat health	
	> Protect biodiversity	
	> Protect view shed	
	> Restore native vegetation	
Supporting Parcels:	>OSAB recommends the purchase of 30+ contiguous acres on one of the three parcels (A, A.1, or A.2)	
Owner - relationship status		
Vision Statement		
Date of Recommendation:	7/12/2017	OSAB Board Members: Helen Moshak, Mike Schantz, Laura Scott Denton, Linda Smith, Missy Davis, Graeme Patterson, Jim Gibb, Fiona Garvin

PHILLIPS 66 (A.1)

Opportunities for Preserving Open Space & Improving Trail Connectivity

Property	SW section (A.1) (77 acres, zoned Planned Commercial)	
Value	HIGH	
Aspirational Goal	Fee Simple Purchase of 30+ Acres	
Backup Strategy	Conservation Easements & Trail Easements	
Community Value:	MEDIUM	
	Buffer Value:	Buffer between Louisville and Broomfield
	Potential Partners:	Boulder County Parks & Open Space & Broomfield County
	Adjacent Parcels:	NA
Resource Value:	MEDIUM	
	Habitat & Vegetation:	Grasslands
	Riparian/Wetland:	None
Property Goals:		
	> Expand trail connectivity	
	> Create buffer zone	
	> Increase habitat health	
	> Protect biodiversity	
	> Protect view shed	
	> Restore native vegetation	
	>OSAB recommends a trail corridor for public access.	
Supporting Parcels:	>OSAB recommends the purchase of 30+ contiguous acres on one of the three parcels (A, A.1, or A.2)	
Owner - relationship status		
Vision Statement		
Date of Recommendation:	7/12/2017	OSAB Board Members: Helen Moshak, Mike Schantz, Laura Scott Denton, Linda Smith, Missy Davis, Graeme Patterson, Jim Gibb, Fiona Garvin

PHILLIPS 66 (A)

Opportunities for Preserving Open Space & Improving Trail Connectivity		
Property	Phillips 66 - NW and SE sections (A) (228 acres, zoned Planned Commercial)	
Value	HIGH	
Aspirational Goal	Fee Simple Purchase of 30+ Acres	
Backup Strategy	Conservation Easements & Trail Easements	
Community Value:	MEDIUM	
	Buffer Value:	Buffer between Louisville and Broomfield
	Potential Partners:	Boulder County, Broomfield County
	Adjacent Parcels:	NA
Resource Value:	LOW	
	Habitat & Vegetation:	Grassland
	Riparian/Wetland:	None
	> Expand trail connectivity	
	> Create buffer zone	
	> Increase habitat health	
	> Protect biodiversity	
	> Protect view shed	
	> Restore native vegetation	
	>OSAB recommends a trail corridor for public access.	
Supporting Parcels:	>OSAB recommends the purchase of 30+ contiguous acres on one of the three parcels (A, A.1, or A.2)	
Owner - relationship status		
Vision Statement		
Date of Recommendation:	7/12/2017	OSAB Board Members: Helen Moshak, Mike Schantz, Laura Scott Denton, Linda Smith, Missy Davis, Graeme Patterson, Jim Gibb, Fiona Garvin

SALAMAN

Opportunities for Preserving Open Space & Improving Trail Connectivity		
Property	W, and adjacent to, Davidson Mesa (XX) (19 acres, zoned Estate Residential)	
Value	HIGH	
Aspirational Goal	Fee Simple Purchase	
Backup Strategy	Conservation Easements	
Community Value:	MEDIUM	
	Buffer Value:	NA
	Potential Partners:	None
	Adjacent Parcels:	Davidson Mesa (east and south); City of Boulder Open Space to the south west.
	Other Notes:	
Resource Value:	LOW	
	Habitat & Vegetation	Currently in poor condition
	Other Notes:	
Property Goals:	> Provide larger contiguous acreage	
	> Increase habitat health	
	> Protect biodiversity	
	> Protect view shed	
	> Restore native vegetation	
Supporting Parcels:	NA	
Owner - relationship status		
Vision Statement		
Date of Recommendation:	7/12/2017	OSAB Board Members: Helen Moshak, Mike Schantz, Laura Scott Denton, Linda Smith, Missy Davis, Graeme Patterson, Jim Gibb, Fiona Garvin

SCHREITER

Opportunities for Preserving Open Space & Improving Trail Connectivity		
Property	SE of Dillon & S. 96th St. (MM) (73 acres, zoned Agricultural)	
Value	HIGH	
Aspirational Goal	Fee Simple Purchase	
Backup Strategy	Conservation Easement	
Community Value:	MEDIUM	
	Buffer Value:	Supports southern boundary
	Potential Partners:	Boulder County Parks & Open Space
	Adjacent Parcels:	Admor (west), Trillium (east)
Resource Value:	LOW	
	Habitat & Vegetation:	Agricultural
	Riparian/Wetland:	None
	Other Notes:	Explore agricultural options
Property Goals:	>Preserve agricultural use	
	> Protect heritage (rural character)	
	> Provide larger contiguous acreage	
	> Protect view shed	
Supporting Parcels:	Rural preservation concept supported under US 287 Comp Dvlp Plan IGA and Super IGA	
Owner - relationship status		
Vision Statement		
Date of Recommendation:	7/12/2017	OSAB Board Members: Helen Moshak, Mike Schantz, Laura Scott Denton, Linda Smith, Missy Davis, Graeme Patterson, Jim Gibb, Fiona Garvin

CENTENNIAL VALLEY (MIDDLE)

Opportunities for Preserving Open Space & Improving Trail Connectivity

Property	Centennial middle (WW) (20 acres, zoned Planned Commercial)	
Value	HIGH	
Aspirational Goal	Conservation Easements	
Backup Strategy	Trail Easements	
Community Value:	LOW	
	Buffer Value:	NA
	Potential Partners:	NA
	Adjacent Parcels:	Davidson Mesa (north) & powerline easement (north)
	Other Notes:	
Resource Value:	LOW	
	Habitat & Vegetation:	Grasslands
	Riparian/Wetland:	None
	Other Notes:	
Property Goals:	> Protect heritage (rural character)	
	> Expand trail connectivity to Davidson Mesa	
	> Provide larger contiguous acreage	
	> Increase habitat health	
	> Protect biodiversity	
Supporting Parcels:	> If preservation of WW occurred, OSAB would support preservation of WW.1 & WW.2 as well.	
	> Acquisition of WW.1 alone would not be recommended.	
Owner - relationship status		
Vision Statement		
Date of Recommendation:	7/12/2017	OSAB Board Members: Helen Moshak, Mike Schantz, Laura Scott Denton, Linda Smith, Missy Davis, Graeme Patterson, Jim Gibb, Fiona Garvin

CENTENNIAL VALLEY (EASTERN)

Opportunities for Preserving Open Space & Improving Trail Connectivity		
Property	Centennial - Eastern (WW.2) (20 acres, zoned Planned Commercial)	
Value	HIGH	
Aspirational Goal	Conservation Easements	
Backup Strategy	Trail Easements	
Community Value:	LOW	
	Buffer Value	NA
	Potential Partners	NA
	Adjacent Parcels	Davidson Mesa (north) & powerline easement (north)
	Other Notes	
Resource Value:	LOW	
	Habitat & Vegetation	Grasslands
	Riparian/Wetland	NA
	Other Notes:	
Property Goals:	> Protect heritage (rural character)	
	> Expand trail connectivity to Davidson Mesa	
	> Provide larger contiguous acreage	
	> Increase habitat health	
	> Protect biodiversity	
Supporting Parcels:	> If preservation of WW occurred, OSAB would support preservation of WW	
Owner - relationship status		
Vision Statement		
Date of Recommendation:	7/12/2017	OSAB Board Members: Helen Moshak, Mike Schantz, Laura Scott Denton, Linda Smith, Missy Davis, Graeme Patterson, Jim Gibb, Fiona Garvin

GAMES

Opportunities for Preserving Open Space & Improving Trail Connectivity

Property	Between S 96th & S. Arthur Ave.- North (C.1) <i>(5 acres, zoned Planned Commercial)</i>	
Value	HIGH	
Aspirational Goal	Fee Simple Purchase	
Backup Strategy	Trail Easements	
Community Value:	LOW	
	Buffer Value	NA
	Potential Partners	NA
	Adjacent Parcels	Warembourg (west) & existing City open space (north)
	Other Notes	Bordered by existing city land to the north
Resource Value:	LOW	
	Habitat & Vegetation:	Grasslands, stand of trees
	Riparian/Wetland:	Unknown
	Other Notes:	
Property Goals:	> Protect heritage (rural character)	
	> Protect view shed	
	> Expand trail connectivity to Coal Creek Trail	
	> Provide larger contiguous acreage	
	> Preserve existing trees for wildlife habitat.	
	> Increase habitat health	
	> Protect biodiversity	
Supporting Parcels:	>OSAB recommends preservation of contiguous acreage and potential trail connectivity from the Coal Creek Trail to Dillon road in combination with parcels C.2 and C.3.	
Owner - relationship status		
Vision Statement		
Date of Recommendation:	7/12/2017	OSAB Board Members: Helen Moshak, Mike Schantz, Laura Scott Denton, Linda Smith, Missy Davis, Graeme Patterson, Jim Gibb, Fiona Garvin

COLORADO TENNIS FACILITIES

Opportunities for Preserving Open Space & Improving Trail Connectivity

Property	Between S 96th & S. Arthur Ave.- Middle (C.2) (14 acres, zoned Planned Commercial)	
Value	HIGH	
Aspirational Goal	Trail Easements	
Backup Strategy		
Community Value:	LOW	
	Buffer Value:	None
	Potential Partners:	NA
	Adjacent Parcels:	Warembourg (west)
	Other Notes	
Resource Value:	LOW	
	Habitat & Vegetation:	Grassland restoration demonstration area.
	Riparian/Wetland:	None
	Other Notes:	Maintain the rural feel at the intersection of Dillon and 96 th Street.
Property Goals:	> Protect heritage (rural character)	
	> Expand trail connectivity	
	> Provide larger contiguous acreage	
	> Increase habitat health	
	> Protect biodiversity	
Supporting Parcels:	>OSAB recommends trail connectivity from Coal Creek Trail to Dillon road in combination with parcels C.2 and C.3.	
Owner - relationship status		
Vision Statement		
Date of Recommendation:	7/12/2017	OSAB Board Members: Helen Moshak, Mike Schantz, Laura Scott Denton, Linda Smith, Missy Davis, Graeme Patterson, Jim Gibb, Fiona Garvin

ARCHDIOCESE

Opportunities for Preserving Open Space & Improving Trail Connectivity

Property	Between S 96th & S. Arthur Ave.- South (C.3) <i>(33 acres, zoned Planned Commercial)</i>	
Value	HIGH	
Aspirational Goal	Trail Easements	
Backup Strategy		
Community Value:	LOW	
	Buffer Value:	NA
	Potential Partners:	NA
	Adjacent Parcels:	Warembourg (west)
	Other Notes:	
Resource Value:	LOW	
	Habitat & Vegetation:	Grassland restoration demonstration area.
	Riparian/Wetland:	NA
	Other Notes:	Maintain the rural feel at the intersection of Dillon and 96 th Street.
Property Goals:	> Protect heritage (rural character)	
	> Expand trail connectivity	
	> Provide larger contiguous acreage	
	> Increase habitat health	
	> Protect biodiversity	
Supporting Parcels:	OSAB recommends trail connectivity from Coal Creek Trail to Dillon road in combination with parcels C.2 and C.3.	
Owner - relationship status		
Vision Statement		
Date of Recommendation:	7/12/2017	OSAB Board Members: Helen Moshak, Mike Schantz, Laura Scott Denton, Linda Smith, Missy Davis, Graeme Patterson, Jim Gibb, Fiona Garvin

Open Space Advisory Board TENTATIVE* Board Items Calendar

(Updated May 2, 2019)

June 12, 2019	July 10, 2019	August 14, 2019
<p>Action Items:</p> <ul style="list-style-type: none"> • Driving Tour: Opportunities for Preserving Open Space and Improving Trail Connectivity <p><u><i>Will take full meeting time</i></u></p> <p>Updates/Discussion from the Department:</p> <p>Updates/Discussion from the Board:</p>	<p>Action Items:</p> <ul style="list-style-type: none"> • Complete Key Indicator Surveys • Finalize Candidate Parcel Data & Opportunities for Preserving Open Space and Improving Trail Connectivity. <p>Updates/Discussion from the Department:</p> <ul style="list-style-type: none"> • Open Space Zoning • Meet the Sr. Natural Resource Specialist <p>Updates/Discussion from the Board:</p>	<p>Action Items:</p> <p>Updates/Discussion from the Department:</p> <ul style="list-style-type: none"> • Dutch Creek/Elephant Park Design and Potential Impacts to Open Space • Open Space Program Goals <p>Updates/Discussion from the Board:</p> <ul style="list-style-type: none"> • Board Schedule • Social Trails in Open Space
September 11, 2019	October 9, 2019	November 13, 2019
<p>Action Items:</p> <p>Updates/Discussion from the Department:</p> <ul style="list-style-type: none"> • Prescribed Fire Update • Social Trails in Open Space • Open Space Program Goals <p>Updates/Discussion from the Board:</p>	<p>Action Items:</p> <p>Updates/Discussion from the Department:</p> <ul style="list-style-type: none"> • Prescribed Fire Update • Review Department Trail Priorities & Make Recommendations on New Trails • Hecla to Waneka Trail <p>Updates/Discussion from the Board:</p>	<p>Action Items:</p> <ul style="list-style-type: none"> • Finalize Trail Recommendations <p>Updates/Discussion from the Department:</p> <ul style="list-style-type: none"> • Dog Park Siting Guidelines Process <p>Updates/Discussion from the Board:</p>

*All items are subject to change. A final version of the agenda is posted on the web during the week prior to the OSAB meeting.