

# ***Open Space Advisory Board***

## **Agenda**

**Wednesday, June 8th 2016**

**6:00 PM - Field Visit to Potential Open Space Candidate Properties.** OSAB members and the public will meet in front of City Hall (749 Main Street). Transportation to the sites will not be provided to the public. Public may follow in private vehicles. No discussion will occur in the vehicle between property stops.

**7:45 PM - Reconvene Regular Meeting at the Louisville Public Library, First Floor Meeting Room 951 Spruce Street**

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes
- V. Staff Updates
- VI. Board Updates
- VII. Public Comments on Items Not on the Agenda
- VIII. Discussion Item: Proposed Expansion of the Recreation/Senior Center and Upgrades to Memory Square Pool
- IX. Discussion Item: Criteria Discussion and Draft Ranking of Candidate Open Space Properties.
- X. Discussion Items for Next Meeting on July 13<sup>th</sup>, 2016
  - a. The Grove at Harper Fence Proposal
  - b. Review Draft Interpretive Education Panels for Harper Lake
  - c. Introduction of Kelsey Harter, Ranger Naturalist, Baseline Report of 2015 Police Contacts on Open Space & Parks and General Ranger Program Updates
  - d. Photo Catalog of Candidate Open Space Properties & Memo
  - e. Discussion Items for Joint Meeting with PPLAB in August

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***City of Louisville***

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- f. Results of the Louisville Citizen Survey
- XI. Adjourn

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

**Wednesday, May 11th, 2016  
7:15- Louisville Public Library  
1<sup>st</sup> Floor Meeting Room  
951 Spruce Street**

- I. **Call to Order-** Mike called the meeting to order at 7:01 pm.
  
- II. **Roll Call-**  
Board Members Present: Mike Schantz, Laura Scott Denton, Linda Smith, Spencer Guthrie, Graeme Patterson, Missy Davis  
Board Members Absent: Helen Moshak, Christopher Smith  
City Council Members Present: Jeff Lipton (after about 9:30)  
Staff Members Present: Ember Brignull
  
- III. **Approval of Agenda-**  
Spencer moved to approve the agenda as written. Graeme seconded. The motion was passed unanimously.
  
- IV. **Approval of Previous Meeting's Minutes-**  
Mike had a few comments/corrections on the minutes:
  - 1) In agenda Item 1: Add Jay Keany's name.
  - 2) In agenda Item IX: There was a doubled "the" in the text.
  - 3) In agenda Item XI: There was a sentence that read: "Apparently there was some confusion that OSAB was advocating for short-term parking lot closures during/after large storm events to prevent damage, rather than any long-term lot closures." This sentence was reversed and should have read: "Apparently there was some confusion that OSAB was advocating for long-term lot closures, rather than short-term parking lot closures during/after large storm events to prevent damage."  
Linda moved to approve the minutes with the aforementioned corrections. Spencer seconded. The motion was passed unanimously.
  
- V. **Staff Updates-**
  - A. There were 121 participants at the Family Fishing Frenzy. There were 6 adult volunteers.
  - B. There will be a Noxious Weed Identification Class on Sat., May 21, from 10:00 until 10:45 at Daughenbaugh Open Space.
  - C. There are weed contractors on Open Space properties right now. They are spraying hoary cress and thistle.
  - D. Staff are planning to use contracted goats for weed control at Davidson Mesa and potentially Harper Lake this season. City Council seemed to be in support of this idea. Goats have been shown to selectively browse thistle, and Dalmatian toadflax. Twenty goats will browse for seven- 10 days on roughly 10 acres. The goats are confined by an electric fence, meaning their herder will have to be in attendance at all times.
  - E. The aeration contract for Hecla Lake has started.

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F. The contract with the Harper Lake kiosk sign consultant will be formalized by the end of May.

G. Staff are still trying to hire a seasonal employee. They hired someone who quit after two days. So staff will be interviewing again.

H. The Open Space Ranger is being trained and the procedures are being developed. She should be in uniform and patrolling by the end of the month. She has already spent time on the properties gathering baseline compliance data.

I. There was a possible mountain lion sighting at Davidson Mesa.

J. There is a burrowing owl nest confirmed at Davidson Mesa, in the same area as last year's nest. Staff will avoid mowing and spraying in that area.

K. Parks and Open Space staff are going to install a French drain to draw water away from the Davidson Mesa Dog Off-leash Area's northeast corner and towards a culvert.

## **VI. Board Updates-**

A. Mike spotted a golden eagle at Davidson Mesa.

B. Mike went to the City of Lafayette's birding educational event last Sunday afternoon at the Greenlee Wildlife Preserve, adjacent to Waneka Lake. These birding events are a monthly event, and they are taught by Martin Ogle, a Louisville resident and paid educational contractor to Lafayette. Mike estimated that 80 people attended. He was highly impressed by both the presenter and the attendance.

## **VII. Public Comments on Items Not on the Agenda-**

A. Susan and Dave Robertson (583 W. Sagebrush) reported on a recent HOA meeting in their neighborhood, where neighbors discussed their concern about the slump on Coyote Run Open Space. The Robertson's brought a letter where they described their concerns and recommendations to the City. They are concerned that the slump appears to be continuing to move and seems to sometimes collect standing water. They believe this could potentially be a physical threat to a few of the homes above it, and that it is both unsightly and potentially damaging to their property values.

Ember provided some background. She reported that the City paid for American GeoServices LLC to study the slump in August, 2015, and their report recommended three possible options: 1) Safety fencing, signs, and looking for any leaking utilities upslope; (cost ~ \$10k-\$25k); Installing a drain above the slump and installing a berm at the toe of the slump (cost ~ \$125-175k); or 3) Excavating the slump entirely and back-filling the hole with compacted soil along with other features from option 2 (cost ~ \$225k-\$275k). The full report is posted on the City website. The City Manager and the City Attorney chose to follow components of the first option. Open Space staff were tasked with installing warning signs and monitoring/documenting the site, but actual management decision-making belongs to the City Manager's office.

Ms. and Mr. Robertson's letter requests that the City take a more proactive approach to managing the slump. They specifically would like to see a complete excavation of the slump, and installations of berms and interceptor drains. They consulted an independent geologist about this issue and s/he recommended checking for utility leaks above the slump and constructing active drainage mitigation. Spencer asked whether this geologist had actually visited the site, Ms. Robertson replied that s/he had not.

The Robertson's also said that the HOA neighbors do not like the unsightly warning signs and specifically fear that they may impact their property values. Ms. Robertson observed that the hydrologic conditions of the entire property seem to be

changing over time, with more mud at the canyon floor in recent years. Mr. Robertson asked Ember about a University of Denver group that toured the site in the fall and whether they had produced any new information or insight about it. Ember replied that staff was in touch with that group last year and would report any information that came of it.

Ember asked the Robertson's if they could show her the vertical cracks behind the slump their letter reports if staff could not find them, so she could document them.

Graeme asked if there had been mining in the area and whether mine-related subsidence could account for the slump. Ember answered that there had been a mine in the area, but also that this was a constructed slope that had been manufactured during the creation of the Robertson's' neighborhood. The slope apparently also slipped shortly after construction and needed to be repaired at that time. Mike added that the current slump occurred after a particularly wet spring. Laura asked Ember for clarification about whether or not the City had looked for utility leaks above the slump. Ember said that it had not been done by Open Space staff but likely had been performed by Public Works but she would need to verify. It was discussed that the utilities ran along the street in front of the houses, not through the Open Space property.

Ember will add the Robertson's letter to next month's packet minutes and email it to the City Manager and Parks and Recreation Director following the meeting.

B. Steve Rasor (409 Majestic View Drive) asked about how the Davidson Mesa parking lot discussion went in the study session between OSAB and City Council. Mike answered that one council member very much wants to pave the lot with asphalt. But OSAB continues to advocate for trying the less-permanent, less-impactful, cheaper way first (i.e. regrading, stabilizing the gravel surface with a commercial resin compound, and instructing staff to do temporary, short-term closures after particularly big storm events to prevent damage). Ember said that staff is currently instructed to maintain the same management practices as last year, i.e. basic maintenance and no weather related closures of the lot. Ember said that the idea of lot closures seems to be unpopular. Several board members re-emphasized their reasons for preferring a soft-surface lot and voiced the opinion that dust from the de-vegetated Dog Off-leash Area is likely to be just as responsible for dusty conditions as the unpaved parking lot is. To the board's knowledge, there hasn't been a final decision made on the lot's surface.

Laura asked whether the Public Works Department has a data set of Harper Lake contamination levels and whether the board can see it. Ember said she would look into it.

#### **VIII. Discussion Item: OSAB Operational Budget Recommendations-**

Ember presented a spreadsheet showing the budget from the City of Louisville Open Space and Parks Tax Fund since 2013. Mike pointed out that the ratio of money being spent on Open Space vs. Parks has gone down during that time. Laura felt that staff salaries account for a large proportion of the spending, rather than any specific Parks vs. Open Space management practices. Mike said that the vote for the tax is passed "on the back of Open Space messaging" but Open Space accounts for less than 25% of the spending. He also thinks that Open Space gives a "larger value per dollar" spent than Parks do. Ember mentioned that the City is currently changing the budget structure to program based budgeting and currently the Open Space budget will be divided into bucket categories (e.g. "education," "new trails", "trail maintenance," "administration & operations," "acquisition"), so that things like "mowing" and "weed management" would all be rolled together into a single category. She said that they will be learning more about this next month, and when she has a better understanding of

how the new budget will function she will share with the group. Mike and Linda both expressed dismay that this would hurt transparency, especially if it re-mixes the Parks and Open Space expenditures, an accounting separation that OSAB worked hard to fight for. Laura pointed out that she liked being able to see things like mowing and weeds broken out. She felt that they are very important to citizens and yet a fairly small fraction of the total budget, suggesting that small changes in these line items may have large perceived effects on citizens. Graeme wondered whether line items could be binned for the City, but remain broken out internally by Open Space staff so yearly patterns and Parks vs. Open Space analyses could continue to be performed. Ember commented that the City Manager's Office and City Council are aware of OSAB's concerns about transparency and hopefully specific projects and transparency between parks and open space will be factored into the new process it's just too early to know the specifics of how that will work. OSAB agreed that they would like Open Space vs. Park spending to remain distinct in the new system.

Mike introduced a budget recommendation exercise. The goal was to align the operational budget recommendations for 2017 to reflect the OSAB priorities identified during brainstorming earlier this year. Ember organized Open Space operational spending items under the titles of OSAB's stated priorities (A-E):

**A—Natural Resources**

In general, OSAB would like to see more on-going restoration and survey projects. Missy commented that without baseline survey data, it is hard to know what kind of remediation/restoration is needed. Laura pointed out that proper prairie restoration will always require operational maintenance in a modern era lacking natural burn cycles and wildlife, but with heavy human use and invasive/introduced species. There needs to be some education for decision-makers on why prairie restoration is not a one-time CIP, but an on-going operational cost that must be recurring in order to be successful. Linda asked Ember what sort of grassland restoration is actually possible for a parcel like Davidson Mesa. Ember explained that it depends on the goal. A true "native prairie" restoration process might take 8 years, and require some steady maintenance with weed control, reseeding, and perhaps control burns. Whereas removing weeds in a monoculture of smooth brome could be accomplished much more easily (but is not "native" restoration). Laura suggested that social trail repair might also fit under the category of operational natural resource management. Natural resource operational projects include: prairie dog management, weed control, restoration/reseeding, controlled burns, social trail remediation, wetland remediation projects, wildlife surveys, vegetation surveys.

**B—Acquisition**

Missy suggested an operational line item for land acquisition. Missy recommended that Ember talk to Boulder County to learn about how to have a designated scouting agent, and also to educate City staff about acquisition strategy. OSAB was in support of contracting a real-estate agent to help identify target land for acquisition.

**C-Wayfinding**

Missy felt that Wayfinding may not need to be an operational item, and such an item was especially premature for 2017, given the uncertainty of its roll-out. The big pieces will be capital, not operational, at least in the short term. Ember mentioned that that there will need to be some staff time for public meetings for wayfinding, especially related to new trails. The board agreed that staff will have to help with the education effort for the project.

**D—Dog Issues**

The board agreed that the biggest operational need for improving dog issues will be enforcement, which has already been increased by creating the Open Space ranger position. The board felt it was appropriate to maintain the current funding levels until we see whether the ranger is having the desired impact. Laura mentioned the possibility of an impact study (dust, contamination, vegetation) on the Davidson Mesa Dog Off-Leash Area, partly to establish baseline data. Anecdotally, this area seem to be suffering increasing impact. Mike suggested this could or should be rolled into the vegetation surveys suggested under Natural Resources.

**E—Education**

Graeme thought education should be increased. Mike said Open Space staff is doing an incredible job on a tiny budget (approximately \$1250), but could aim for more non-volunteer programs that may reach more citizens. OSAB would like to see more citizens reached and is interested in Lafayette's approach.

**IX. Discussion Item: Format/Process Alterations to the Candidate Open Space Rubric**

Ember gave the history of the target property rating procedure. OSAB developed this chart and rubric many years ago. The list of included properties was generated by the board, Council, city staff and public suggestion. There has never been a systematic list of candidate properties generated by a real estate agent. Mike asked whether the board would like to drop any properties, such as "B," (see map in the packet) that he felt were more suitable for a potential Park purchase. Spencer and Laura both thought that they should stay on the list. Mike went through each parcel to ask if the board wanted to see it during the board's property visits field trips. The board wanted to see nearly all of them. The board members were curious whether OSAB could visit the Conoco Philips property. Laura recalled that Asheley Stolzmann had asked OSAB to come up with some sort of statement of intention for development for that property. The board wanted to add the "Santilly" property east of Harney Lastoka that had been suggested by the South Boulder Rd. Small Area Plan process. The board also wanted to add the City property to the south-east of the police station. Mike told the board to add any other properties by emailing Ember. Mike suggested a new category for the rubric called "Potential Park" so that the new Parks Board could begin their own evaluation process. Other members didn't seem to want to change anything on the rubric.

Jeff communicated a few properties that the Mayor has recommended for OSAB to include: one is on Hwy. 42 and currently has a Lutheran Church on it, and the other is the Santilly property.

**X. Discussion Item: Review of Ranger Mission-**

Ember shared a mission statement that staff has created for the Open Space ranger position. It reads: "To uphold safety and enhance experiences in Louisville's Open Spaces and Parks through a respectful and professional presence and delivery of quality customer service to all open space and park visitors." Graeme thought it was a little too vague to be terribly useful. The board noted there was no mention of code enforcement in this statement. Jeff suggested that it was the express intention of City Council that the ranger perform code enforcement on Open Space property. Graeme thought maybe the statement needs language about supporting adherence to the rules or code. He suggested changing the word "safety" to "municipal code" or "rules and regulations." Mike asked why that sort of language was omitted. Ember answered that Joe wants the position to be more ambassadorial than enforcement-based (even though

the position would still issue summons). The board agreed that they would prefer to see something a little stronger about enforcement in the statement.

**XI. Discussion Item: Interpretive Education Visual Preferences (Harper Lake Kiosk)-**

Ember wanted aesthetic design input for the consultants who are creating a permanent sign for the Harper Lake kiosk. She shared the current Davidson Mesa map, which has muted colors and lots of text. She showed some sample signs provided by the consultants. Linda commented that she doesn't like dark print on a dark background— she felt it makes it harder to read. Spencer didn't like the signs that were geared towards kids. Linda and Mike both liked the Fort Collins signs. Graeme commented that in his experience working at zoos, people will spend the same amount of time at a sign whether or not there are a lot of words, meaning there is little point in including too much text. The board was unanimous about disliking bright colors and preferring a muted palette. The board liked using images as a background, so long as they are sepia or black and white. The consultants will bring two drafts to the next meeting.

**XII. Discussion Item: Propose Date & Topics for Joint Meetings with Lafayette and Superior Open Space Boards-**

There has been discussion of either having a three-city meeting or two, two-city meetings. Topics for Superior might include the planned trails around the Overlook Underpass under Hwy. 36. Superior has won a grant to help create a path south from the underpass towards their city center and may not be interested in collaborating with Louisville to build a trail from the underpass towards the Marshall Mesa trail network to the west. Jeff suggested prioritizing Lafayette over Superior, since there are more issues to discuss with them, including: contracted educational programs, code enforcement, issues around their dog park, their new wayfinding program, restoration of grasslands, and their Isabelle Farm project. Laura and Graeme wanted to be sure to share the Louisville wayfinding program with Lafayette, since it creates several semi-regional trails that connect with their network. The board is hoping to meet with Lafayette in September, and Superior later (late 2016 or early 2017).

**XIII. Discussions Items for Upcoming Meetings-**

- A. June 8th
  - Candidate Open Space Field Trip & Property Ranking Exercise
  - The Grove at Harper Lake fence proposal for Harper Lake
  - The consultant presenting a proposal for the Harper Lake kiosk sign
- B. July 13th
  - Introduction of Kelsey Harter, Open Space Ranger Naturalist
  - City staff will present results of the recent citizen survey
- C. August 10th
  - Joint Meeting with Louisville Parks and Public Landscapes Advisory Board

**XIV. Adjourn-**

The meeting adjourned at 10:18 pm

To: City of Louisville  
From: Susan and David Robertson  
583 W. Sagebrush Ct.  
Louisville, CO 80027  
303-518-3545

May 11, 2016

We are presenting our concerns today regarding the Coyote Run Open Space landslide area.

The Saddle Ridge HOA held a meeting on Monday, May 10 at 6 p.m. At that time the landslide was discussed among HOA board members and residents. There is concern that the slide has progressed and the homeowner closest has reported vertical cracks now appearing at the top of the slide.

In reference to the American GeoServices Geologic Hazards and Slope Stability report August 3, 2015, the slide presents a hazard. It is a potential safety issue as well as loss of homeowner value to the homeowners immediately backing the slide area. It is also a liability to the HOA if the slide progresses upward into the HOA owned property.

In the opinion of several residents, ourselves included, along with the Saddle Ridge HOA, we would like to have the city continue to investigate the slide and follow the recommendations of the Geo Survey to reduce further slide potential.

Among these recommendations are:

1. Checking all public and private water and sewer utilities for leakage and proper discharge.
2. Install an interceptor drain above the slide mass.
3. Excavate to unload the slide and seal headscarp area to prevent continued ground saturation and eliminate potential mosquito breeding areas. Backfill as per the report.
4. Install a berm at the toe of the slide area.

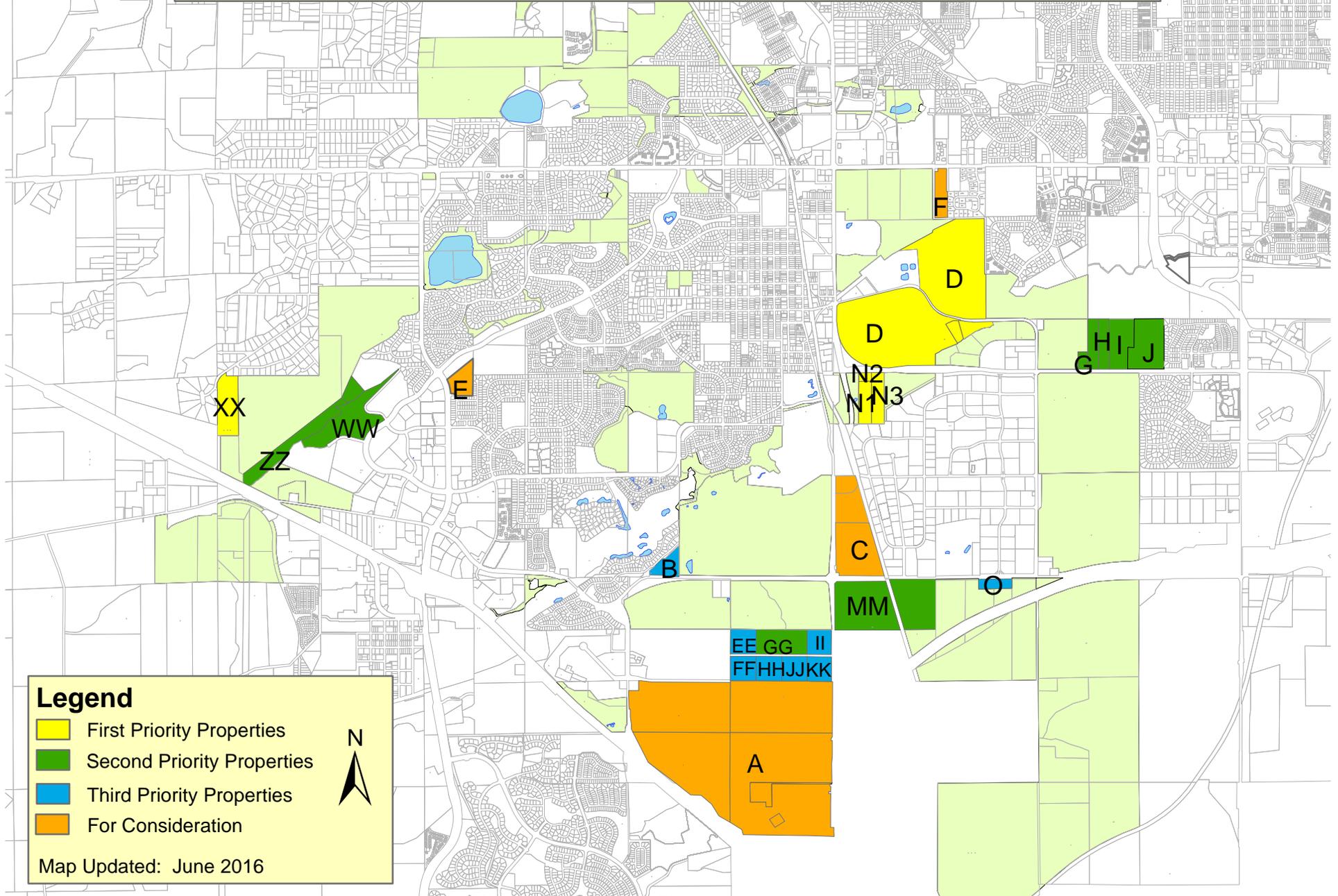
We consulted an independent geologist that had two specific recommendations: first, check for water and sewer leaks, and second, prevent additional water from entering the area by drainage mitigation on the upside of the slide area.

As homeowners, we are concerned about our family's safety as well as potential damage to our home structure due to the slide. Structural damage from this is generally not covered by homeowners insurance.

We are concerned with the aesthetics of the slope, fencing and signage that may cause further concern to potential home buyers of our property.

We are asking the City of Louisville to follow through with slide mitigation.

# Candidate Open Space Properties 2017



**Legend**

- First Priority Properties
- Second Priority Properties
- Third Priority Properties
- For Consideration

Map Updated: June 2016



# Candidate Open Space Properties 2017

I.D. #	Tier	Properties	Acreage	STRATEGIC COMMUNITY VALUES													RESOURCE VALUES					Total for Resource Values	Note														
				Ecological Significance (PROPOSED)	Conservation/Restoration Potential (PROPOSED)	Buffer	Potential for Partners	Trail Connections (PROPOSED)	Recreational Potential	Agricultural Preservation	Public Visibility	Scenic	View	Comp. Plan	Threat of Development	Undefined Unique Features	Historical Significance	Existing Conditions	Strategic Community Values	Vegetation	Wetlands			Riparian	Wildlife Habitat	Connectivity	Open Water	Topographic & Geological Significance	Size								
1	1	D	Mayhoffers	208																																	
2	1	N	Rural Preservation (N1, N2, N3)	20																																	
5	1	XX	Large Lots W. of Davidson Mesa	19																																	
4	2	MM	96th St. Ag. Lots	73																																	
13	2	WW	Western Centennial Valley	30																																	
11	2	J	Hwy 42 Ag. Lots	25																																	
12	2	I	HWY 42 Ag. Lots	17																																	
17	2	ZZ	Xcel/PSCO Corridor	27																																	
10	2	H	Hwy 42 Ag. Lots	16																																	
6	2	GG	Rural Preservation	19																																	
14	2	G	Hwy 42 Ag. Lots	3																																	
18	3	O	Dillon Road Lots	5																																	
7	3	EE	Rural Preservation	10																																	
8	3	II	Rural Preservation	9																																	
9	3	FF	Paradise Lane	10																																	
16	3	JJ	Paradise Lane	10																																	
19	3	KK	Paradise Lane	9																																	
21	3	HH	Paradise Lane	10																																	
15	3	B	Xcel (on Dillon adjacent to Warembourg)	8																																	
22	3	L&M	Dillon Road Lots	37																																	
		F	Santillies	TBD																																	
		E	Police Station	TBD																																	
		A	Conoco Philips	TBD																																	
		C	Tennis Center Property	TBD																																	

**Total Acres:**

**Priority Tiers:** Although listed in numerical order, preference for acquisition will be based on the tier level. Tier one (in yellow) reflects the highest priorities for acquisition followed by tier two (in green) and tier three (in blue).

**Rating Scale:** The scale consist of a 0-2 rating, zero meaning the feature/quality is not present; one meaning the feature/quality is partially represented; and two meaning the feature/quality is fully present.

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**Definitions:**

*Ecological Significance* - land with natural areas, wildlife and native plant habitat, important wetlands or watershed lands, potential for sustainable wildlife and native plant populations, and stream corridors.

*Conservation/Restoration Potential*- well maintained land, well situated to be protected and managed so as to preserve the natural conditions and has opportunities for passive, low-impact types of recreation.

*Buffer* - Natural divisions providing a discernable break between or within communities.

*Potential for Partners* - The likelihood that other entities would share the financial burden of acquisition and/ or management of the property.

*Trail Connections* - land with potential to connect local and regional trail sections and corridors.

*Recreation Potential* - Feasibility and quality of appropriate recreational use.

*Agricultural Preservation* - Value in maintaining the active use of farming or ranching and/or preserving the history of prior agricultural use.

*Public Visibility* - The degree in which a prospective open space parcel can be viewed from public roads or facilities.

*Scenic* - An area that provides for natural visual enjoyment to an observer while not on the property.

*View* - An area that provides for natural visual enjoyment to an observer while on the property.

*Comp. Plan* - The City of Louisville Comprehensive Plan designation for this property is as open space.

*Threat of Development* - Possibility or probability of new development in the near term.

*Undefined Unique Features* - Value not captured in other category.

*Historical Significance* - Contains physical reminders, archeological sites, or historical structures, or there is knowledge of significant past use that is of public value.

*Existing Conditions* - How close the current state of the property is to the desired state.

*Vegetation*- The abundance / diversity of native plant species.

*Wetlands*- Areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support a prevalence of vegetation.

*Riparian* - Riparian vegetation and land adjacent to natural flowing water.

*Wildlife Habitat* - Area that provides sustainable shelter, food, or protection for indigenous wildlife

*Connectivity* - A piece of land that contributes to an overall open space and or community recreational network.

*Open Water* - A standing body of water present year round or seasonal that is important to the sustenance of vegetation, wildlife, or recreational opportunities.

*Topographic & Geological Significance* - Features that act as visual markers, aesthetic formations, geological uniqueness, or vantage points deemed of public value.

*Size* - Small, medium or large.