

Open Space Advisory Board

Agenda

May 13, 2020

ELECTRONIC MEETING

7:00 PM

This meeting is held electronically. Residents interested in listening to the meeting should visit the City's website here to link to the meeting: louisvilleco.gov/government/boards-commissions/open-space-advisory-board

The Board will accommodate public comments as much as possible during the meeting. Anyone may also email comments to the Board prior to the meeting at EmberB@LouisvilleCO.gov.

1. 7:00 pm Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
5. 7:05 pm Staff Updates (5 Minutes)
6. 7:10 pm Board Updates (5 Minutes)
7. 7:15 pm Public Comments on Items Not on the Agenda (5 minutes more time as needed)
8. 7:20 pm Discussion Item: Conservation Easement Proposal for the Project 321 (Medtronic) PUD. Presented By Lisa Ritchie, Planning Department. (20 Minutes)
9. 7:40 pm Discussion Item: Preparation of OSAB Annual Update Materials for City Council in Lieu of the OSAB & City Council Study Session (20 Minutes)

City of Louisville

*Parks & Recreation Department 749 Main Street Louisville CO 80027
303.335.4735 (phone) 303.335.4738 (fax) www.LouisvilleCO.gov*

10. 8:00 pm Discussion Items for Future Meetings
11. Adjourn

Open Space Advisory Board Meeting Minutes
Wednesday March 11, 2020, 7:00pm
Louisville Public Library: First Floor Meeting Room
951 Spruce Street

1. Call to Order

Helen called the meeting to order at 7:00 pm.

2. Roll Call

Board Members Present: Helen Moshak, Laura Scott Denton, Tom Neville, Charles Danforth, Peter Gowen, David Blankinship, Missy Davis, Jessamine Fitzpatrick

Staff Members Present: Ember Brignull, Nathan Mosley, Allan Gill

3. Approval of Agenda

Helen proposed to revise the agenda as follows:

Nathan will be reading a statement about gates during the Staff Updates. OSAB will give feedback to the statement during the Board Updates.

Public Comments can be moved up to before the Integrated Weed Management Discussion, so members of the public don't have to wait.

Helen requested that public members who wanted to speak could sign up on a notepad. Peter moved to approve the agenda with the aforementioned changes. Charles seconded the motion. The motion passed unanimously.

4. Approval of Previous Meeting's Minutes

Peter moved to approve the minutes as written. Tom seconded. The motion passed unanimously.

5. Staff Updates— Ember

A. See updates provided by Ember on page 7 of the March 11, 2020 OSAB Meeting packet.

B. Ember pointed out that OSAB's tabulated ranking of CIP projects from the prior meeting is in the packet.

C. Nathan read a statement (to be included in minutes). David asked about the current status of fence gates in the HOA's building plans. Apparently, it has been approved with gates. Charles asked if the issue of gates adjacent to Open Space has come up to the board before. Nathan said that encroachment has been and social trails have been, but gates per se haven't been. Helen asked if this was the first use of this administrative regulation process for Parks and Open Space, and Nathan thought it was. Jessamine asked if there is actual City regulation about fences abutting Open Space from private property. Nathan answered that

there was not. David ask if this was a legal action that staff could take. Nathan answered that it was, but clarified that we are currently discussing a temporary measure. Charles asked if the mayor or council weighed in on this issue. Nathan said there was communication with the City Manager's office, so they should have been aware. As clarification, this process starts with the Director proposing a new regulation which then triggers the public process and City Council consideration.

Nathan Mosley Statement:

"I wanted to provide an update to the board regarding the recent implementation and repeal of an administrative regulation impacting open space.

As this process has unfolded I have certainly heard and understand the concerns expressed about the use of the administrative regulation and the process that ensued.

I want to be clear that my intent was never to act in an arbitrary or capricious manner. The implementation of the administrative regulation was meant to start a public process to ultimately bring clarity to the issue of private access to public open spaces and specifically whether gates or access from private property should be regulated differently than it is currently.

The use of the administrative rule was initiated due to a building permit that was submitted to the planning department. Through staffs due diligence process it was determined that the HOA was planning to have the contractor include gates in the fence abutting open space as requested by individual homeowners. In consultation with planning, CMO and the city attorney we determined that: 1. due to the need to provide the HOA with a timely response regarding their pending building permit and 2. because city code was not clear, the use of the temporary administrative regulation would be appropriate in this instance. Again the intent was to clarify and supplement the city municipal code with the goal of protecting open space and beginning a process to determine what, if any, changes to the code were necessary.

That process would have included public comment during OSAB as well as public meetings with planning commission and city council. It was not meant to circumvent the public process.

Based on additional information received by staff, including public comments at the March 3rd city council meeting the decision was made to repeal the temporary administrative regulation and staff will look at other options and tools available to address the issue in consultation with OSAB in the future.

I know that our residents, OSAB members and staff all love the open spaces and amenities that we have in the city and I would never want to jeopardize the continued love and support of the community. I apologize for any negative impact that this incident has had on the reputation of Louisville Open Space and will take steps in the future to repair any damage this incident might have caused."

6. Board Updates

- A. OSAB Study Session with City Council is scheduled for May 26, 2020. Helen brought the study session template she was given to prepare for this meeting. She said she would develop a draft for this document based on the priorities we identified in the Jan/Feb meetings. She passed out hard copies of the template.
- B. Helen thanked Nathan for the discussion, his ownership of the issue, and continued dialog. She offered to put the issue on a future meeting agenda. Helen asked to work on process, asking to give OSAB and the public both a chance to provide feedback before regulation. Peter said he has toured City Open Space and looked at gated access and saw a lot of it. He hoped the City doesn't try to regulate existing gates, he doesn't think it would be useful fighting for it. David said he likes where the board landed: focusing on impacts and encroachment and social trails rather than the gates per se. Laura emphasized that the concern is impact, encroachment, and social trails, not gates, so rules and announcements should talk about the issue we directly care about, rather than the proxy (gates). Tom commented that he sees people mowing more than they should from their gates and thinks being off-trail is the more important issue. Jessamine agrees that the focus should be on impacts to public property more than on private property. She added that she had people reach out to her for information on the City's formal communication and had a hard time knowing where to point people, finding City communication is difficult. Helen pointed out that there are some legitimate reasons for people to access Open Space, such as mowing a 10 foot strip parallel to the fence line barrier for fire and weed control, and if a ball goes over the fence, etc. She thinks people need to be able to legitimately access the Open Space, while we still need to work on encroachment and social trails. Charles commented that he agreed with what board members said. He said he was accosted by neighbors saying that OSAB was taking away gates, and he wanted to clarify that OSAB was never consulted on this process. He felt like it undermines the Board's credibility because of misperceptions. Helen re-iterated that the intension should always be conservation but would like the Board and the public to have warning and a chance to comment.

7. Public Comments on Items Not on the Agenda

Chris Karnanskos 1022 W. Alder—He thought the Board was involved with the decision and he appreciated Nathan's comments and apology. He shared that he went around and knocked on 100 doors to talk about the issue with his neighbors. He said most people hadn't heard the ruling and everyone bought their houses for the Open Space. He lives on Harper Lake. They walk through their back gate to school every day. He says he cherishes Open Space and access was a major factor in why he bought that house. He thinks taking away his gate is "cruel and unusual punishment."

Natasha Bond 1841 Sweet Clover Lane—She backs to a trail that leads to Hecla Lake. She thanked people for turning up and not sweeping the issue under the rug. She thinks that removing gates will diminish property value and will wreck school bus routes. She thinks removing gates isn't viable, but she also thinks all the social trails aren't desirable either. She thinks people don't want to damage Open Space. She said she was here

for the DOLA discussion and felt like people need to work together on this topic in a similar way. She said the community wants to help.

Terence Keane 2437 N. Franklin—He began by thanking everyone for their good intentions. He said he spoke at City Council. He thinks there needs to be a nuanced solution. He thinks people who live adjacent to paths deserve to have access to those paths. He thinks it helps encourage walking and keeps kids off the street. He also thinks there is a difference between crossing native prairie and crossing impacted land.

Gary Mansdorfer 1117 W. Enclave Circle—His house backs to Davidson Mesa. He also thanked people. He was on OSAB in the early 2000s. He asked for a community process to address social trails. He thinks that the trails to gates are a sign of a healthy community: people getting out for walks. He says most of the paths are small and their impact on Davidson Mesa is much less than the clay from the excavation of Harper Lake prairie dogs, the DOLA, etc. He isn't sure trampling along different paths rather than sticking to one route is the right idea. He also asked to get the community involved.

Lisa Hall 998 W. Alder St.—She said she likes that people owned their mistakes but doesn't feel a sense of trust. She thinks social trails are good, not bad. She thinks suburban Open Space "isn't delicate land to be cherished" like undisturbed land. She is infuriated about the approach and thinks everyone should have known this would be a problem. She feels like she has lost trust with the encroachment campaign and the DOLA issue. She doesn't believe that land is damaged by walking on it. She doesn't think this land is valuable for conservation.

Chris Hall 988 W. Alder St.—He also spoke at the City Council meeting. He liked the board's questions. He requested that the Board read the City Council's minutes so we could read the public's comments. He said that City communication should not "beat around the bush of the issue." He thinks the City would be taking away something from people if they got rid of gates. He finished with a plea for public engagement.

Katie Byrne 1111 W. Enclave Circle—She said she bought land adjacent to Harper Lake and paid a premium for it. She says she uses the social trail behind her house almost daily, but says the impact is undetectable. She thinks exercise and the social access of the social trails is a part of the Louisville lifestyle. She thinks there is a solution to be found by working together.

Christie Dually 2339 Dogwood Circle—She backs to an irrigation ditch. She thinks back gates are a safety issue. She says that if there were to be a fire in the front of her house, she should be able to escape via her back gate.

Chris Pritchard 1125 W. Enclave Circle—Has lived here 27 years. He doesn't trust the City in their use of Open Space regulation, and included OSAB in this "guilt by association." He says he has used his gate three times a day and you can't see the impact. He says the community wants to be involved, and people will be very angry if this goes through.

Jim Hardman—1119 W. Enclave Circle. He has also "lost faith in the City." He thinks better public communication is vital.

Helen commented that public communication continues to be a challenge. She said that the board is starting to focus on the issue of social trails and is hoping to have public process analogous to the process for the wayfinding process and invited the public to keep up with the minutes and to watch for events for public feedback. Charles commented that he thinks the current Open Space is pretty great as it is. Missy commented that “wayfinding” means signs and trail organization, and asked the assembled public to help with that effort if it is important to people. David wanted to clarify that OSAB is a dedicated group of recreationalists and conservationists and it isn't the Board's goal to limit access to Open Space. He wants to the public to realize that the board didn't weigh in on this, but recognizes that the board's credibility does take a hit by association.

8. Discussion Item: Update from the Integrated Weed Management Plan/Herbicide Use Discussion at City Council Special Meeting from February 25, 2020.

Presented by Nathan Mosley, Director of Parks, Recreation, and Open Space. (see page 10 of the March 2020 OSAB Meeting packet)

Nathan summarized that City Council wants to eliminate 2,4D and glyphosate (commonly called “Round Up”) use on Parks and Open Space land, and to continue not to use neonicotinoids. This would necessitate an 80% increase in mechanical removal on parks. Last year Open Space staff used 12oz of glyphosate total for all Open Space land. Nathan said that people would have to get used to a different look in the Parks if they want to eliminate herbicide use. Jessamine asked if the City can hope to adhere to state weed control rules without herbicide. Peter felt like OSAB has weighed in on this issue already by approving the Integrated Weed Management program. Helen asked if Esplanade was on City Council's agenda. Nathan answered it is not yet. David thought this sounded like an unfunded mandate: hand weeding will take a lot more employee hours and therefore cost much more. Laura commented that the very small amount of glyphosate and other herbicides used on Open Space land is a tiny fraction of the total amount that other entities use in the City (private citizens, the ditch company, agriculture, the golf course). City Council can't control all of those other entities. When citizens see other entities spraying within the City, the City loses credibility. Nathan said that it would be best to have a process and criteria for their use. David said it's hard to give up chemical weed containment entirely, without something waiting in the wings to replace it. He also recommended using the CSU study to bring some scientific rigor to the process. Nathan said people have made up their mind about this issue and using science doesn't always seem to be persuasive. Helen asked if the golf course was covered by the City Council's plan. Nathan said it was not, currently. Missy thinks the most persuasive argument will be the impact to the budget, but also thinks the City saying they had listened to citizens and eliminated herbicide use where they can will be powerful, even if other entities continue to spray.

9. Discussion Item: Trail Capital Improvement Planning. Presented by Allan Gill, Project Manager.

Peter moved to postpone this topic and Charles seconded. The Board voted unanimously to move this discussion to the April meeting. Allan and Ember walked the Board through the spreadsheet document. The Board asked Allan for a few more documents for the discussion: a network map, the 2018 OSAB Trail Priority Document, and conceptual plans for the wayfinding projects.

10. Discussion Item: Warembourg Fishing Pond Master Plan. Presented by Allan Gill, Project Manager. (see page 21-26 of the March 2020 OSAB Meeting packet)

Allan discussed the history of the Warembourg property. The goals are to do a baseline assessment, then to deepen to pond and to add a new pond liner, finally to do some restoration and habitat improvement and to improve recreational amenities, including fishing infrastructure. This is allowed under currently zoning for this property. Peter pointed out that if the source water has lots of nitrogen and phosphorus, the pond will always be full of algae. He recommended doing a study of the source water first. Allan said that will be part of the due diligence. Jessamine asked if there would be a reduction in water use for the site. Ember answered that staff has concerns that a small amount water is getting lost by leaking, so making sure the liner is intact should help reduce water waste. She added that staff uses a small amount of algaecide. Charles said the pond gets pretty rank by the end of the summer. Charles said six fishing platforms might be more than necessary. David asked if there is a plan for parking lots for access. Allan agreed that it's valuable to look at the whole property as a network. The Board discussed ADA access. Missy and Laura agreed that thinking about access and parking might be beyond the scope of this evening's discussion. Missy suggested maximizing developments for fishing. Jessamine suggested historical educational signage. Ember wanted to communicate with the nearby school. David asked if \$200k is the total budget for this project. Allan said that number is a rough estimate. Helen wants investments to focus on habitat improvement. Laura commented that she wants to prioritize both habitat and fishing. Getting the water right will go a long way to ensuring the habitat is healthy. She added that she doesn't like the idea of a shade sail, she thinks it will be visible from too far away, and the Board agreed. Laura said she prefers using trees for shade, adding that amenities like the picnic table and play features could come later and could be a lower priority. The Board agreed that habitat and fishing would be priorities.

11. Discussions Items for the Next Meeting on Wednesday, April 8 2020

- A. OSAB Study Session with City Council.
- B. 2020 OSAB Goals—Jessamine commented that improving the public communication process should be part of the education and outreach goals.
- C. The Trail Capital Improvement plan presented by Allan Gill.
- D. Administrative regulation process & public communication improvement.

13. Adjourn

The meeting adjourned at 9:39 pm.

Open Space Advisory Board Meeting Minutes

Wednesday, April 8, 2020, 7:00pm
Library 1st Floor Meeting Room, 951 Spruce Street

MEETING CANCELLED DUE TO COVID-19 CITY WIDE CLOSURE OF PUBLIC BUILDINGS

1. 7:00 pm Call to order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
5. Staff Updates
6. Board Updates
7. Public Comments on Items Not on the Agenda
- 9-12. Discussion Items
13. Adjourn

Memorandum

To: Open Space Advisory Board
From: Ember Brignull, Open Space Superintendent
Date: May 13, 2020
Re: Staff Updates

General:

- The City has identified the Ranger Naturalist position as an essential position and has moved forward in the interview process. The City has completed second interviews.
- Staff is verifying 2013 Flood information for FEMA review.
- The American Kestrels nest box has five eggs! Live footage and videos of activity occurring in the nest box are available on the Open Space Division's webpage. A news article about the nest box can be found here: <https://www.dailycamera.com/2020/04/29/louisvilles-open-space-cameras-capture-american-kestrel-nesting-activities/>. Lastly, a contest to guess the egg hatch dates was posted on the Open Space and Parks Facebook page.
- Staff has installed signage and brochures for a Self-Guided Tour of Resource Management Areas on Davidson Mesa Open Space. The brochure and accompanying signs guide citizens on a tour of three resource management areas representing efforts to restore native grasslands. Brochures are available along the trail ¼ mile from the Davidson Mesa parking lot.
- Staff has created a self-guided activity called "Explore Riparian Areas on Coal Creek Trail" to replace one of the in-person bi-monthly Ranger Walk. The download for this activity is available on the Open Space Division webpage.
- Native grass restoration in progress:
 - Staff has re-seeded bare-ground areas on Dutch Creek, Aquarius, and Hecla Lake Open Space properties.
 - Staff has re-seeded bare-ground or sparse areas that resulted from the removal of encroachments on Open Space.
- Herbicide applications will occur on multiple Open Space properties in May by hired contractor.
- Volunteer programs and in-person educational programming have been postponed until the end of June due to COVID-19 concerns. At the end of June staff will reassess programming for the summer months.
- Additional diffusers are being installed in the Warembourg fishing pond in May to increase oxygen in the pond and alleviate algae concerns.
- Staff started an ongoing series on the Fans of Louisville Open Space and Parks Facebook page called Wildlife Species of the Week. Posts feature a photo(s) taken on open space and interesting facts about the animal. Species featured thus far: Ring-necked Duck, American Kestrel, Hogna Wolf Spider, and Black-crowned Night-heron.

- In April, the Open Space Biodiversity Database surpassed 500 species and 2000 records. Staff added new database functions to improve data accessibility and facilitate the production of property-specific reports.
- Staff is collaborating with the City's GIS contractors to produce a mobile app that will allow for accurate and efficient digital mapping of weed infestations. The app, currently in beta testing, will be deployed in the field this summer.
- Staff is working with a volunteer student at Front Range Community College on a GIS project through the college's GeoEx program. The student has been digitizing hand-drawn maps of chemical and mechanical weed control from 2018 and 2019. Despite the disruption in the semester, the student completed digitizing the initial batch of maps sent in March, and started working on a fresh batch in April.
- Staff is designing "pocket prairies", small areas planted with native grasses and flowers that emphasize wildflower and grass species with aesthetic and pollinator value. Several sites were considered for the pilot project and the Department decided on a trail intersection at Dutch Creek Open Space. The existing intersection has significant problems with shortcut foot traffic (social trails), which tramples vegetation and encourages weeds. The new planting will redirect traffic onto the designated trails and act as a visual gateway to Dutch Creek and Coal Creek Regional Trail. The planting will be installed in May and feature approximately 20 species, all of which are native to Boulder County. Staff is considering how the diverse planting composition could be leveraged for future environmental education efforts.
- Open Space staff replaced old straw bales along the boundary of the prairie dog colony on Daughenbaugh Open Space. These bales create a visual barrier that prevents prairie dogs from expanding the colony and creating new burrows along the northern perimeter of the colony.



Education:

Upcoming:

- Saturday, May 9th from 9:00 to 9:30 am, Local Raptors with Nature's Educators. Facebook Live: <https://www.facebook.com/FansOfLouisvilleOpenSpace>. All ages.

Trail Maintenance:

- Staff has completed both parts of phase one, which is installing site-specific educational signs and barricades to educate and inform the public of the actions. As well as the scarification and de-compaction of the specific social trails at Dutch Creek and Warembourg Open Space. Staff is working on phase two of the project, which is adding soil and native seed to restore and fill in the social trails. See pictures example of this the scarified trail below.

Before:



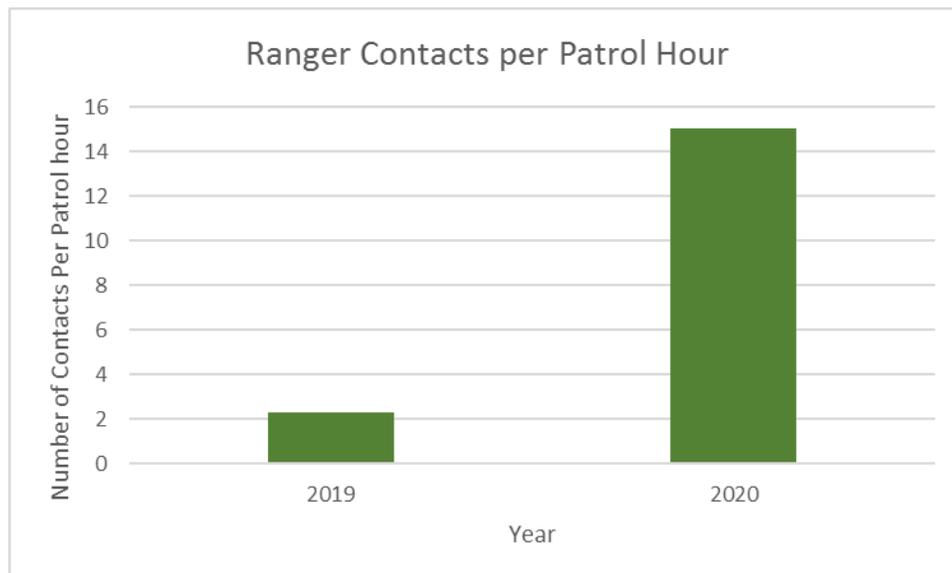
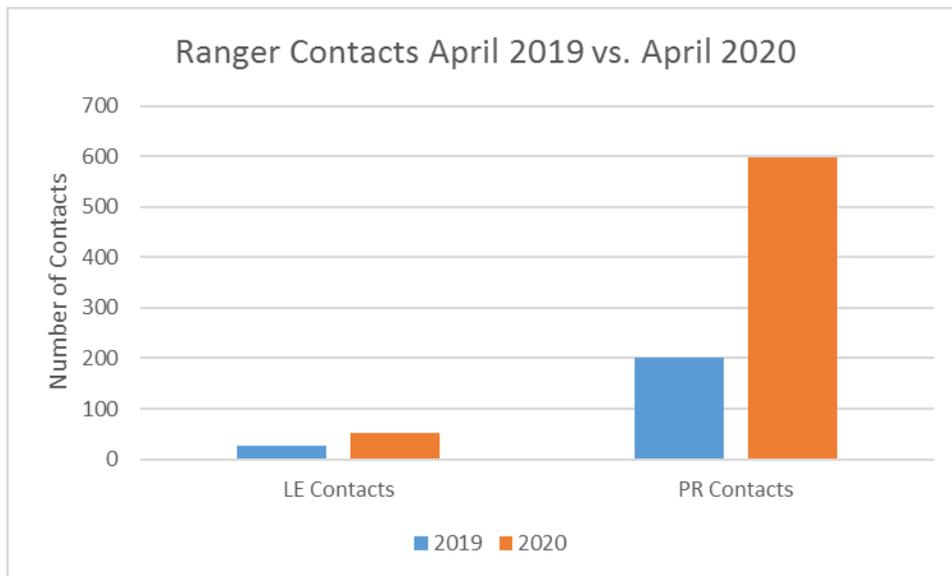
After:



Resource Protection:

- Staff have observed significant increase in use of Open Space areas across the city. This appears to be a national trend, and is consistent across agencies up and down the Front Range (Appendix A).
- With increased use has come an increase in law enforcement contacts. Some of these contacts are COVID-related, such as contacting groups not following social distancing guidelines, while others are traditional Open Space violations, such as dogs off leash.
- Ranger is following health and safety guidelines laid out for law enforcement contacts, including wearing a mask, issuing more verbal warnings than written warnings or citations to minimize length of contact, sanitizing vehicle and equipment daily, and completing administrative and education tasks remotely.
- Ranger is working closely with Code Enforcement to provide complete patrol coverage during period of increased visitation.

Appendix A



To: Open Space Advisory Board

From: Department of Planning and Building Safety

Subject: Project 321 (Medtronic) PUD Conservation Easement Proposal

Date: May 13, 2020

Summary

The purpose of this agenda item is to allow the Open Space Advisory Board to review and provide comments to Planning Commission and City Council on a proposal for dedication of a conservation easement as part of the Project 321 (Medtronic) Planned Unit Development (PUD) application.

Background

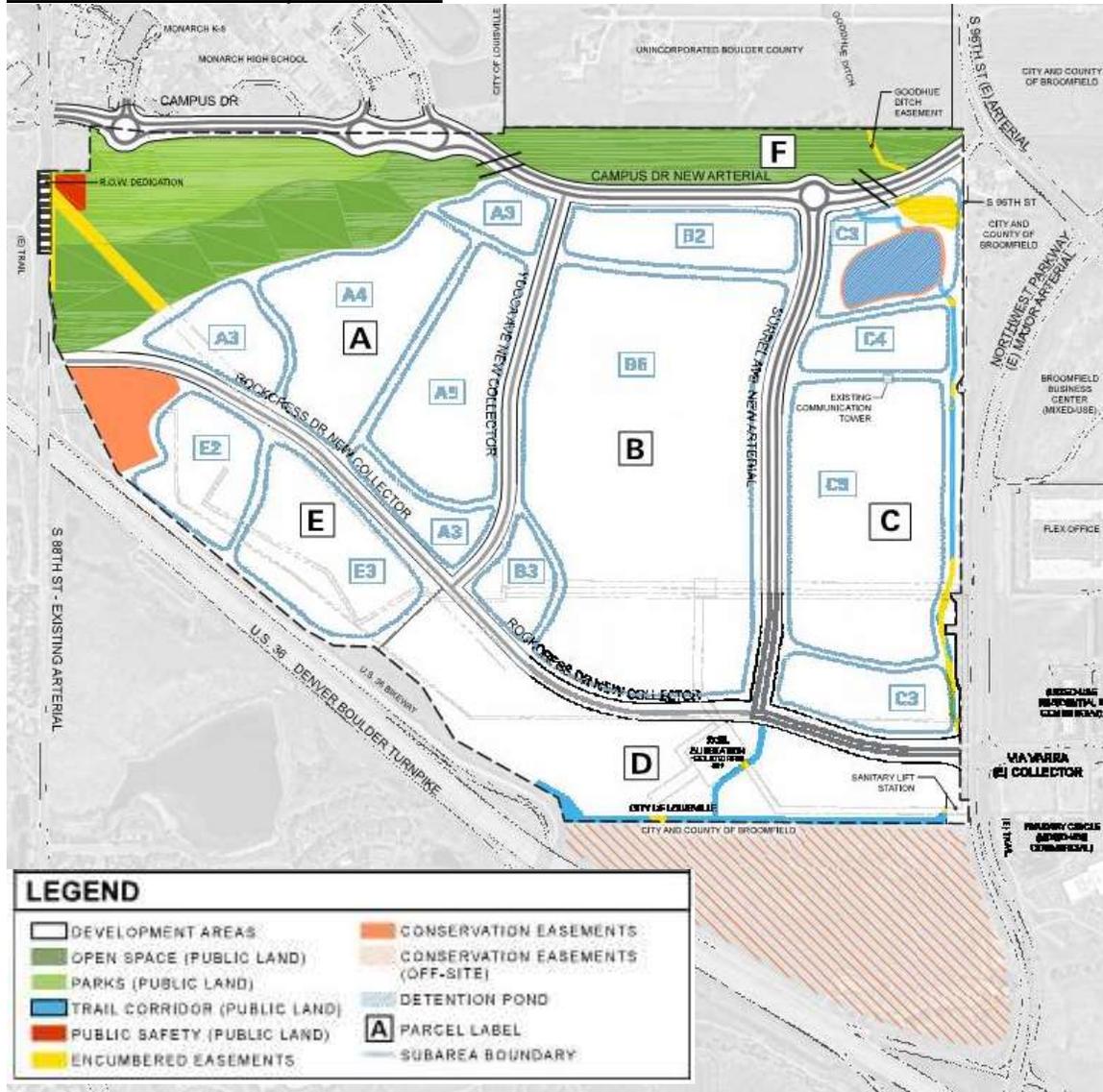
Last summer, Brue Baukol Capital Partners submitted a land use application for an amendment to the ConocoPhillips Campus General Development Plan (GDP). A GDP sets the proposed uses, the type or character of development and the number of dwelling units, the proposed location for school sites, parks, open spaces, recreation facilities and other public or quasi-public facilities, and proposed location of all streets, as applicable. In addition to approval of a GDP Amendment, the City requires approval of a subdivision plat(s) and Planned Unit Development(s) (PUD) prior to approval of a building permit. This development will also require a series of associated agreements in conjunction with these approvals. Brue Baukol has branded the site as Redtail Ridge, formerly Nawatny Ridge.

As part of the subdivision process, the City requires public land dedication, or equivalent value through cash-in-lieu, per Sec. 16.16.060. Public land dedication may be used for any public purpose, such as parks, open space, schools, or any other public purpose determined by the City. The code requires roughly 40 acres for this application, and the developer(s) may dedicate additional land, especially as that dedication may relate to providing additional public benefit to the City to support PUD waivers or changes to City zoning or development standards

On November 16, 2019, the Open Space Advisory Board, along with the Parks and Public Landscaping Advisory Board and the Recreation Advisory Board held a site visit to walk the area. The GDP application was subsequently amended based on feedback received from these boards, the public, and staff as it relates to proposed parks and open space dedications. The GDP currently proposes land dedications for open space, parks and trails totaling 58.9 acres and conservation easements totaling roughly 5 acres, which would be finalized through approval of

subdivision plat(s). The GDP has not yet been considered for approval before Planning Commission or City Council.

Current GDP Development Plan

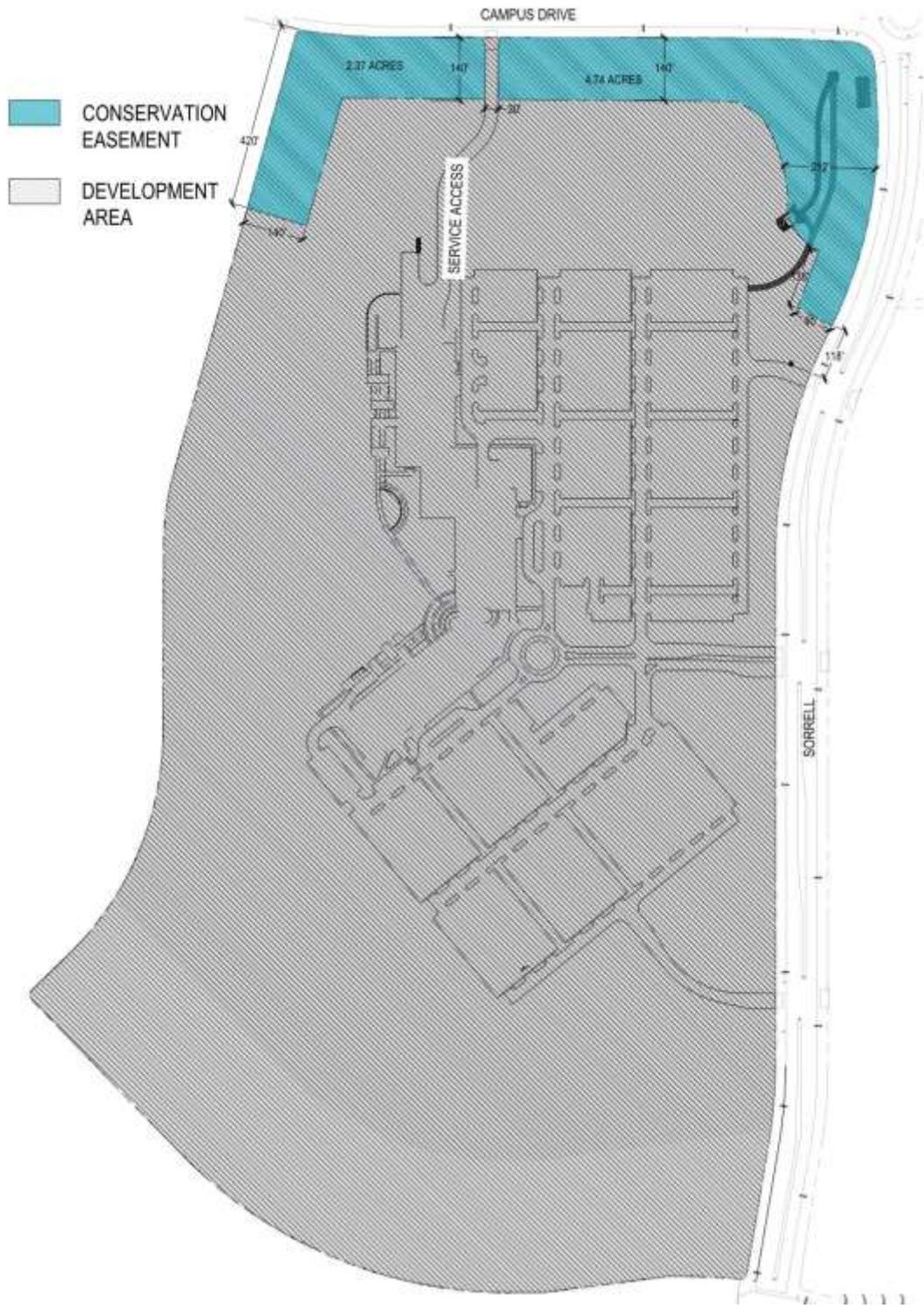


Proposal

The applicant, Ryan Construction, applied for a PUD on Parcel B of the Redtail Ridge site in February of this year. The Project 321 PUD proposes construction of a 506,000 square-foot office building on a 90 acre lot near the center of the Redtail Ridge development. The PUD includes provisions for architecture, landscaping, lighting, parking, detention and site access. The PUD proposes a development footprint of roughly 40 acres, including buildings, parking, detention, access, outside employee areas, and more intensive landscaping. The remaining roughly 50 acres are naturalized landscape.

The application also includes a proposal to dedicate a conservation easement of roughly 7 acres on the northern portion of the property. This location provides additional undeveloped area along the northern portion of Redtail Ridge beyond what is proposed in the GDP. The applicant intends for this easement to limit development within this area, but does not provide to the City other elements common to similar conservation easements, including public access for passive recreation, trails or other similar uses. For example, the easement associated with the Coal Creek Business Park allows trails, hiking, photography, nature studies, picnicking, etc. The easement associated with the CTC also allows passive recreational uses, including trails.

Conservation Easement Exhibit



Illustrative Development Plan with Easement Area



The proposal does not include public or private trail connections on the site. Due to security concerns of the tenant, no public access is proposed beyond the main pedestrian access off the front property line. There is a possibility for public access that traverses the site connecting development on the east to other trail connections to the north, south or west that does not access the buildings on this property. The configuration of the easement could be revised to accommodate public trail connections, if desired.

Analysis

[Sec. 17.28.080](#) of the Louisville Municipal Code gives the City the authority to require additional open space as part of a PUD application. The requirement for additional open space is based on the following factors:

1. Comprehensive development plan;
2. Topography, drainage, vegetation or other such physical conditions;
3. Anticipated socio-economic conditions;
4. Type and density of development and employment;
5. Overall need for open space and recreational facilities.

Land set aside as open space under the above provisions may be owned and maintained by the developer, or may be dedicated to the City.

Staff believes that additional open space is appropriate based on comprehensive plan policy and the type and density of development and employment. The comprehensive plan policy for this property allows height above three stories if structures are clustered and located out of the public view shed and buffered by surrounding topography and Open Space. Additionally, the City has entered into Intergovernmental Agreements (IGA) with neighboring jurisdictions that limit

development in the area. One of the provisions of the IGA is that the City will require an undeveloped buffer along the northern side of the property.

The PUD includes a waiver request for additional height to allow up 77 feet for the buildings and 92 feet for the mechanical enclosure. The applicable regulations allow up to 35 feet for building height and 42 feet for a mechanical enclosure. In addition to the above, waiver requests are considered pursuant to [Sec. 17.28.110](#) and if the spirit and intent of the overall PUD review criteria in [Sec. 17.28.120](#) are met. Sec. 17.28.110 includes the following criteria for waiver requests:

City council finds that the development plan contains areas allocated for usable open space in common park area in excess of public use dedication requirements or that the modification or waiver is warranted by the design and amenities incorporated in the development plan, and the needs of residents for usable or functional open space and buffer areas can be met.

Relevant PUD criteria to the open space proposal under [Sec. 17.28.120](#) include requirements for the following:

A. 4. Functional open space in terms of optimum preservation of natural features, including trees and drainage areas, recreation, views, density relief and convenience of function;

B. 6. Open space within the project shall be located in such a manner as to facilitate pedestrian use and to create an area that is usable and accessible to residents of surrounding developments.

Discussion:

The Open Space Advisory Board is established in Title 4 of the Louisville Municipal Code. Per *Sec. 4.02.040 – Ongoing duties*, as it relates to this development, the board shall:

- Provide a recommendation to council and planning commission on development proposals for land immediately adjacent to, or materially impacting, open space lands providing the comments during the standard referral timelines established for the city's development processes;
- Provide input on the location of trails and paths on open space lands;
- Provide recommendations as to how open space within the city's boundaries and immediately adjacent thereto can best coexist with surrounding private land;
- Provide recommendations as to how the city can manage park and other land adjacent to open space lands in a manner that best promotes the continued integrity of open space;
- Provide any additional recommendation on open space issues the board finds appropriate.

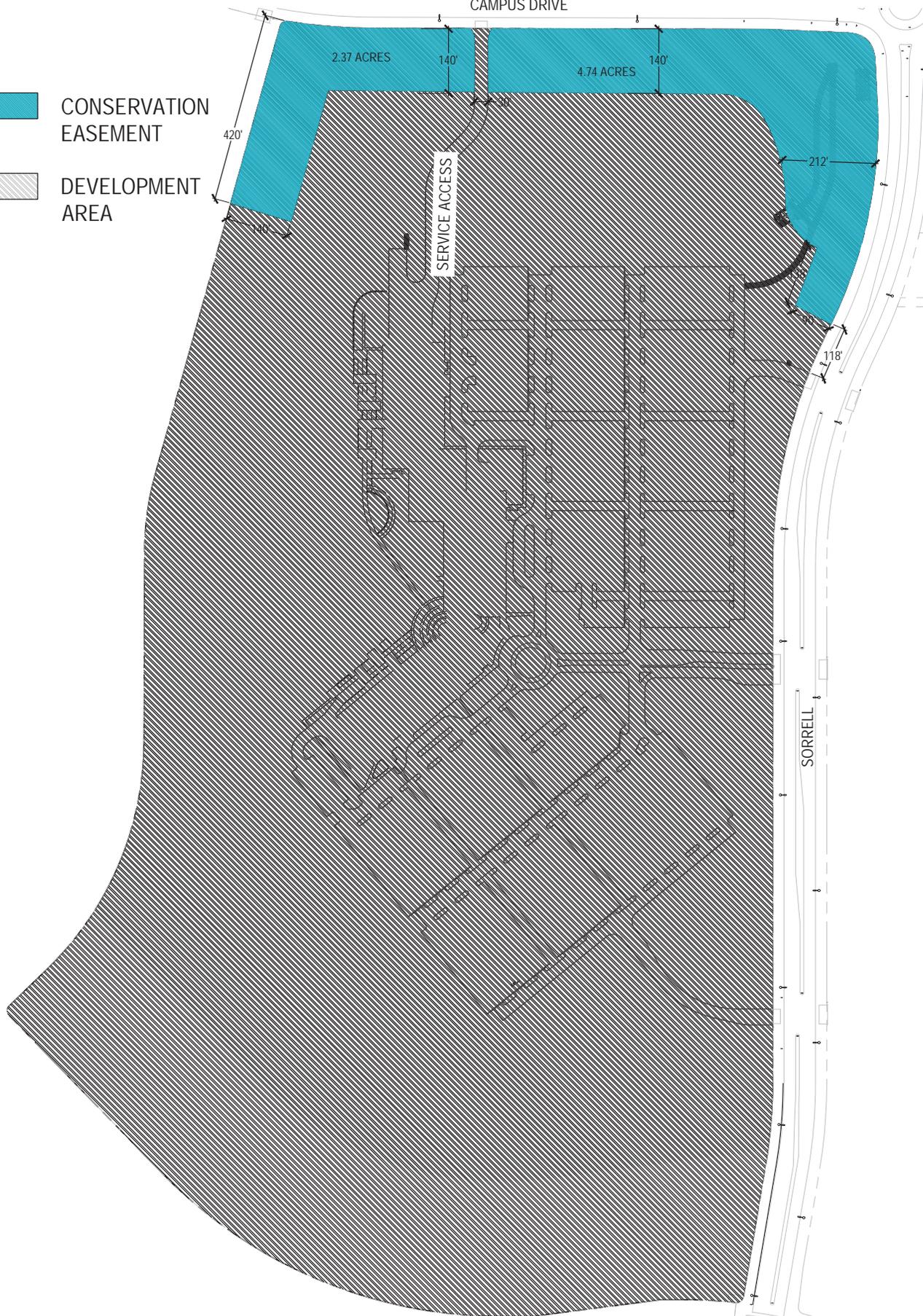
Questions for OSAB consideration:

1. Should the City require additional open space or an alternative open space plan pursuant to [Sec. 17.28.080](#) and [Sec 17.28.110](#)?
2. Is the proposal located in a meaningful and logical location within the overall development and on the site?
3. Does the proposal restricting public use and access within the easement area meet all applicable criteria?
4. Does the proposal meet the applicable criteria in [Sec. 17.28.120](#)?
5. Does the proposal meet the applicable criteria in [Sec. 17.28.110](#) in light of the waiver request for additional height?

Attachments

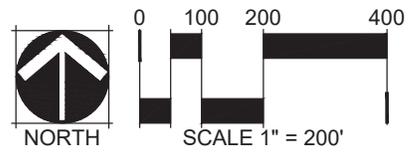
1. Link to [Proposed ConocoPhillips Campus GDP Amendment](#)
2. Links to Proposed Project 321 PUD
 - [Pages 1-5](#)
 - [Pages 6-10](#)
 - [Pages 11-41](#)
3. Conservation Easement exhibit
4. Northwest Parkway IGA and amendments associated with the site.

-  CONSERVATION EASEMENT
-  DEVELOPMENT AREA



NORRIS DESIGN
 Planning | Landscape Architecture | Branding

PROPOSED CONSERVATION EASEMENT EXHIBIT
 PROJECT 321 CAMPUS
 05/04/2020





**INTERGOVERNMENTAL AGREEMENT
SOUTHEAST BOULDER COUNTY, SOUTH 96TH STREET, DILLON ROAD,
AND US 287 AREA COMPREHENSIVE DEVELOPMENT PLAN**

This Intergovernmental Agreement by, between and among the City of Broomfield, a Colorado home rule municipal corporation (Broomfield); the City of Lafayette, a Colorado home rule municipal corporation (Lafayette); the City of Louisville, a Colorado statutory city (Louisville); and the County of Boulder, a body politic and corporate of the State of Colorado (Boulder County); (collectively the "Parties") is made to be effective on the 18th day of February, 1999.

WITNESSETH:

WHEREAS, 29-20-101 et seq., C.R.S. as amended, enables the Parties to enter into Intergovernmental Agreements to plan for and regulate land uses, in order to minimize the negative impacts of development on the surrounding areas and protect the environment, and specifically authorizes local governments to cooperate and contract with each other for the purpose of planning and regulating the development of land by means of a "comprehensive development plan"; and

WHEREAS, in order to ensure that the unique and individual character of Broomfield, Lafayette, and Louisville; respectively, are preserved, the Parties believe that a comprehensive development plan which recognizes the annexed areas and development approved by each community, accompanied by binding commitments by the responsible jurisdictions for the preservation of the rural character of surrounding lands as identified within the Plan Area, is in the best interest of the citizens of each of the Parties; and

WHEREAS, the prohibition of rezoning or other discretionary land use approvals by Boulder County and of annexation or development by Broomfield, Lafayette or Louisville of certain lands within the Plan Area, is intended to preclude increased development and urban sprawl which would obliterate the boundaries of Broomfield, Lafayette, and Louisville and would, if permitted in the unincorporated area, require the provision of urban services by Boulder County, in contravention of provisions of the Boulder County Comprehensive Plan; and

WHEREAS, the parcels designated City Preservation do not currently have city utility services; and

WHEREAS, the Denver Regional Council of Governments, the transportation planning agency in which this Plan area is located, has adopted a Metro Vision 2020 plan calling for urban growth boundaries which serve to preserve individual communities through rural development and/or open space buffers separating such communities; and

WHEREAS, the Parties desire to enter into this Intergovernmental Agreement in order to plan for and regulate the use of the lands within the Plan Area through joint adoption of a mutually binding and enforceable comprehensive development plan; and

WHEREAS, the Parties find that designating a portion of the Plan Area to remain as rural development for the purpose of preserving a community buffer serves the economic and civic interest of their citizens and meets the goals of the Boulder County Comprehensive Plan; and

WHEREAS, the Parties anticipate the location of a multi-modal roadway to serve the transportation needs of the citizens, hereinafter referred to as the "Northwest Parkway"; and

WHEREAS, with respect to the rezoning and other land use regulatory actions required pursuant to this Agreement, the Parties find that the proposed Northwest Parkway is intended primarily to serve as a major throughway providing relief from congestion at its interchanges at U.S. 36, U.S. 287, and I-25; that, for the Parkway to serve this purpose, it is essential that further development in the Rock Creek valley be limited, so that traffic-generating uses in the valley do not use up the traffic carrying capacity of the Parkway and surrounding transportation infrastructure, and so that the need for additional or expanded local access points with the Parkway is limited into the future; and

WHEREAS, with respect to the annexation provisions herein, the Parties declare that the rural preservation designations and land use regulations contained in this Agreement affect the future development of each municipality. Consistent with the municipal annexation, utility service, and land use laws of the State of Colorado, this Agreement, including specifically the annexation and utility service portions hereof, is intended to encourage the natural and well-ordered future development of each Party; to promote planned and orderly growth in the affected areas; to distribute fairly and equitably the costs of government services among those persons who benefit therefrom; to extend the government, services, and facilities to the affected areas in a logical fashion; to simplify providing utility services to the affected areas; to simplify the governmental structure of the affected areas; to reduce and avoid, where possible, friction between the Parties; and to promote the economic viability of the Parties; and

WHEREAS, the functions described in this Agreement are lawfully authorized to each of the Parties which perform such functions hereunder, as provided in article 20 of title 29; part 1 of article 28 of title 30; part 1 of article 12 of title 31; and parts 2 and 3 of article 23 of title 31, C.R.S., as amended; and

WHEREAS, 29-1-201, et seq., C.R.S., as amended, authorizes the Parties to cooperate and contract with one another with respect to functions lawfully authorized to each of the Parties and the people of the State of Colorado have encouraged such cooperation and contracting through the adoption of Colorado Constitution, Article XIV, 18(2); and

WHEREAS, the Parties have each held hearings after proper public notice for the consideration of entering into this Agreement and the adoption of a comprehensive development plan for the subject lands, hereinafter referred to as the "Plan Area", as shown on the map portion of the Development Limitations attached hereto as Exhibit A;

NOW THEREFORE, in consideration of the above and the mutual covenants and commitments made herein, the Parties agree as follows:

1. SOUTHEAST BOULDER COUNTY AREA COMPREHENSIVE DEVELOPMENT PLAN. This Agreement, including Development Limitations (both text and map portions) attached hereto as Exhibit A, is adopted by the Parties as the Southeast Boulder County, South 96th Street, Dillon Road and U.S. 287 Area Comprehensive Development Plan (the "Plan") governing the Plan Area.

2. CONTROLLING REGULATIONS. Restrictions on use and development of lands within the Plan Area, as provided in Exhibit A, shall control and supersede local regulations of the Regulatory Party to the extent they conflict. For purposes of this Plan, the "Regulatory Party" is that Party having regulatory jurisdiction over the subject property at the time, or seeking to acquire jurisdiction through annexation. A Party shall be deemed to be "seeking" annexation as of the date when an annexation petition is filed. No Party shall agree with any landowner or other person or entity interested in any parcel within the Plan Area to allow any use or development which does not comply with the Plan without first obtaining a Plan Amendment as set forth herein.

2.1 The Parties each agree to undertake all steps to adopt procedures, plans, policies, and ordinances or other regulations as may be necessary to implement and enforce the provisions of this Plan. Any Party adopting such procedures, plans, policies, ordinances or regulations shall give each of the other Parties sufficient advance notice of such action as will enable such Parties, if they so desire, to comment upon the planned actions of that Party.

2.2 To the extent this Plan is silent as to a particular land use matter, existing local land use regulations of the Regulatory Party having jurisdiction over the property, as amended from time to time, shall control.

3. RURAL PRESERVATION AREA. Broomfield, Lafayette, and Louisville each agree that they will immediately disclose to the other any and all

instances in which they are approached by landowners in the Rural Preservation Area seeking annexation. Further, Broomfield, Lafayette, and Louisville each commit that they are not currently pursuing any annexations within the Rural Preservation Area.

3.1 The Map portion of Exhibit A shows certain lands within the Plan Area which are designated "Rural Preservation Area". These lands are intended to remain within the unincorporated area of Boulder County, subject to Boulder County's land use regulatory jurisdiction as limited in the text portion of Exhibit A. Broomfield, Lafayette, and Louisville each agree that it will not initiate or approve an annexation of any portion of any of the lands shown as "Rural Preservation Area" on the Map portion of Exhibit A without first obtaining approval of a Plan Amendment as provided for herein.

3.2 By authorizing the execution of this Agreement, the City Councils of Broomfield, Lafayette, and Louisville each respectively finds and declares that there is no community of interest between the lands designated "Rural Preservation Area" on the Map portion of this Plan with their respective jurisdictions, either Broomfield, Lafayette, or Louisville; that none of these lands is urban nor is likely to urbanize within the term of this Plan; and that none of these lands is currently integrated with, nor for the term of this Plan will any of them be capable of being integrated with their respective jurisdictions, either Broomfield, Lafayette, or Louisville.

4. TRANSPORTATION SYSTEM. The proposed Northwest Parkway is part of an overall roadway network whose components are part of an interdependent system.

4.1 **NORTHWEST PARKWAY.** Boulder County currently regulates the site selection of arterial or collector highways, pursuant to §24-65.1-101 et seq., C.R.S. Boulder County agrees that the acquisition of right-of-way for the Northwest Parkway as indicated on Exhibit A approximately 300 feet in width and the construction of the roadway, across the parcels shown on Exhibit A to contain potential right-of-way, and along an alignment reasonably conforming to that shown on Exhibit A shall be exempt from the guidelines and regulations adopted by Boulder County pursuant to §24-65.1-101 et seq., C.R.S. if the right-of-way does not encroach more than 50 feet into the Rock Creek Farm Open Space. Additional encroachment into the Rock Creek Farm Open Space may be allowed only at the discretion of Boulder County. Where necessary for on/off ramps at interchanges and for slope easements at interchanges and overpasses, the width may exceed 300 feet to the extent of such necessity.

While the final design of the roadway is to be determined at a later date, the Parties agree to the following:

4.1.1 The Parties agree that the use of any more than the northerly 50 feet of the Rock Creek Farm Open Space area shall in all circumstances require the express consent of Boulder County. For purposes of

this Agreement, the Rock Creek Farm Open Space consists of the open space properties owned by Boulder County in sections 22, 27 & 28, T1S, R69W, 6th PM. The construction of connector roads will be permitted as a part of the Parkway project. Intersections, interchanges, and overpasses on the Northwest Parkway shall be as indicated on Exhibit A. The foregoing provisions of this paragraph notwithstanding, the right-of-way for the Parkway shall be located sufficiently far south in the NW1/4 of Section 22, T1S, R69W, 6th PM, as shown on Exhibit A, so as to avoid the Kilker homestead building cluster.

4.1.2 The Parties will support an access point at U.S. 287. The parties agree to support a request to the Colorado Department of Transportation for such access. Preferred access will be through the construction of an Urban Interchange as shown on Exhibit A.

4.1.3 The Parties will support the roadway designed as a multi-modal facility within a right-of-way, approximately 300 feet in width, within an alignment that provides buffering between communities.

4.1.4 When determining the final location of the roadway corridor within the Plan Area as shown on Exhibit A, the Parties agree to take into account environmental and economic factors, as well as any other appropriate issues. In making this determination for the roadway corridor location west of U.S. 287 in the vicinity of Dillon Road, the Parties agree to also take into consideration the interests of the homeowners whose homes front on Dillon Road in this area.

4.1.5. As conceptually shown on Exhibit A, a continuous Dillon Road connection will be provided across the U.S. 287 corridor. The exact alignment will be determined at a later date. The Dillon Road alignment will avoid floodplain and riparian areas as much as possible and the location of the Dillon Road crossing of U.S. 287 will be subject to State approval. Furthermore, the conceptual design of the U.S. 287 interchange, at a reasonable cost, shall be subject to review by the city council of Lafayette, prior to the financing of the Parkway.

4.1.6 The Parties agree to cooperate and assist any of the other Parties in their efforts to acquire right-of-way for the Northwest Parkway within their jurisdictions, within the Plan Area. Such cooperation and assistance may include, but shall not require, any Party's use of the power of eminent domain, contribution of funds, or provision of land for such right-of-way.

4.1.7 The Parties will not object to the construction of the Northwest Parkway and the conceptual alignment for the roadway as shown on Exhibit A with a permitted variation of 50 feet from the center line. The Parties consent (1) to the creation of a public entity or entities pursuant to state statutes in effect as of the date of this agreement (including public highway authorities established pursuant to §43-4-501, et seq., C.R.S. and metropolitan districts established pursuant to §32-1-101, et seq., C.R.S.,) to construct the Northwest Parkway, and to that entity's or entities' inclusion of Northwest Parkway right-of-way only within the boundaries of such entity or entities; (2) to the construction of the Northwest Parkway within the Parties' boundaries and within the corridor

shown in Exhibit A; and (3) to the exercise of the power of eminent domain by the entity or entities within the Parties' boundaries to acquire real property on which to construct the Northwest Parkway, which exercise shall (a) be in a manner so as to create no liability to the Parties or (b) be accompanied by an indemnification of the Parties by the entity or entities, to the extent permitted by law, for any loss or damage arising from the exercise of the power of eminent domain.

Notwithstanding anything in this subsection 4.1.7 to the contrary, where a public highway authority, in the exercise of eminent domain for right-of-way purposes, must condemn an additional portion of a parcel as an uneconomic remainder attendant, the Parties consent to such condemnation, and such parcel shall thereafter be used in accordance with the provisions of this Agreement and Plan, except that the Party in whose jurisdiction such parcel is located shall have an option to purchase such parcel for open space purposes at the price paid by the public highway authority, and the consent given to the extraterritorial condemnation by the authority is expressly conditioned upon the grant of such option by the authority to that Party.

4.1.8 Except for the consents set forth in subsection 4.1.7, the Parties expressly reserve and retain all rights, remedies, and authorities available under the Public Highway Authority law, C.R.S. §43-4-501 et seq. and the Special District Act, C.R.S. §32-1-101 et seq. Such rights specifically include, but are not limited to, the right to withhold consent to the authority's exercise of eminent domain outside its boundary but within the boundaries of the Parties, the right to refuse to allow the imposition of highway expansion fees or other impact fees by an authority within that Party's jurisdiction, and the right to withhold consent to the inclusion of any property other than Parkway right-of-way within the boundaries of the authority.

4.1.9 Design drawings for the construction of the Parkway shall be submitted to all Parties for review and comment regarding technical engineering issues such as drainage and grading.

4.2 AREA ROAD IMPROVEMENTS The four roadway improvements listed below are critical to the function of the overall transportation system. In order to assure the construction of these roadway improvements, the Parties agree to pursue funding through at least one or more of the following methods:

- I. Special improvement district
- II. Transportation Improvement Program funds through the Denver Regional Council of Governments
- III. Impact fees
- IV. State Transportation funds
- V. Northwest Parkway financing proceeds, tolls, or other revenues

4.2.1 South 96th Street. The Parties will support the construction of a four-lane extension of South 96th Street as conceptually shown on Exhibit A. The parties will support an application through the Denver Regional Council

of Governments (DRCOG) process for inclusion of this project on the Transportation Improvement Plan (TIP), with Louisville as the sponsoring agency.

4.2.2 West Midway Boulevard. The Parties will support extension of West Midway Boulevard to connect with Industrial Lane and an extension of Industrial Lane to connect with South 96th Street as shown on Exhibit A. The parties will support an application through the DRCOG process for inclusion of this project on the TIP, with Broomfield as the sponsoring agency.

4.2.3 South Boulder Road. The Parties will support extension of South Boulder Road from S. 120th St. eastward to Lowell Boulevard to provide access to a future Northwest Parkway interchange. The Parties will support an application through the DRCOG process for inclusion of this project on the TIP, with Lafayette as the sponsoring agency.

4.2.4 U.S. 36. The Parties will not oppose the interchange improvements at U.S. 36 and South 96th Street, including construction of directional ramps and transit facilities. Additionally, the Parties will not oppose interchange improvements at U.S. 36 and McCaslin Boulevard, consisting of construction of directional ramps and transit facilities within the right-of-way existing as of the date of this agreement and within 1,000 feet of the existing interchange.

4.3 ALLOCATION OF PARKWAY FINANCING PROCEEDS The parties agree, and the consents set forth in subsection 4.1.7 are expressly conditioned upon the requirements, that a minimum of \$22 million will be allocated from the Parkway financing proceeds for right-of-way acquisition, design engineering and the construction of South 96th Street pursuant to 4.2.1., of West Midway Boulevard pursuant to 4.2.2. and of a Dillon Road connection across the U.S. 287 corridor pursuant to 4.1.5. and that a minimum of \$10 million will be allocated from Parkway financing proceeds for open space and conservation easement acquisition. An illustrative allocation is as follows - actual totals for the Parkway financing proceeds may vary depending upon financing and Parkway design:

Total bond issue	\$255M
Open space and conservation easement allocation	\$ 10M*
Roads allocation	\$ 22M (see table below)

* To be provided equally to Broomfield and Louisville for perpetual conservation easement or fee title land purchases for five years after the Parkway financing proceeds are made available and after which, the parties will agree on the allocation of remaining funds. If Broomfield and Louisville expend funds for permanent conservation easements or fee title land purchases in advance of Parkway financing proceeds being available, Broomfield and Louisville are entitled to be reimbursed equally when such proceeds are available. To the extent these acquisitions are

totally funded by bond proceeds, title to the properties so acquired shall vest in the Public Highway Authority or other entity which issued the bonds, with an undivided interest in a conservation easement ensuring preservation of such properties as open space granted to or reserved by each of the Parties.

Road Priority for Minimum \$22M Listed Above**	
1	Dillon Road
2	South 96th Street
3	West Midway Boulevard

** Any remaining funds after projects are completed will be applied to implementation of the Northwest Parkway.

No Party which is a member of any public highway authority established to create the roadway referred to herein as the Northwest Parkway shall permit its representative(s) on the Board of Directors of said authority to authorize a bond issue to finance Northwest Parkway right-of-way acquisition or construction costs by the authority without inclusion of the \$10 million for perpetual conservation easements and fee title land acquisition or without inclusion of the \$22 million for road improvements as provided in this section. Further, the consents set forth under subsection 4.1.7 of this Agreement are expressly conditioned upon the requirements that the governing body(ies) of the entity(ies) created to construct the Northwest Parkway will include in and make available from the Northwest Parkway financing proceeds the \$10 million for perpetual conservation easement and fee title land acquisitions and the \$22 million for road improvements as provided in this section, and that such entity(ies) will exercise its powers and construct the Northwest Parkway in accordance with this Agreement. No consent set forth under subsection 4.1.7 shall benefit such entity(ies) until the governing body(ies) of the entity(ies) has executed a consent stating it agrees to be bound by these requirements, which consent shall be delivered to, run in favor of, and enforceable by the Parties hereto.

Conservation easements and lands purchased in fee shall be held for the purposes set forth in §5.4 of the Plan, to preclude additional development, except as specified in this agreement, on such lands in perpetuity as community buffers and to preclude additional traffic generation on the Parkway.

5. REFERRALS. Any application or other proposal for annexation or development on any parcel within that portion of the Plan Area designated Rural Preservation Area as set forth in Exhibit A, shall be immediately referred in writing to all Parties and no action shall be taken thereon by the referring Party until such Parties have had the opportunity to respond concerning the proposal's conformity to this Plan and other land use concerns. All such responses are to be received within 20 days of date of referral.

6. AMENDMENTS. This Plan contains the entire agreement

between the Parties. Any proposed amendment of the Plan affecting the jurisdiction over lands or the development regulation of lands must be referred to the Parties by the Regulatory Party, or by any Party seeking to become the Regulatory Party through annexation. Amendment of the Plan shall take place only upon approval by resolution or ordinance adopted by the governing body of each of the Parties, after notice and hearing as may be required by law. The Regulatory Party shall not approve nor permit any development or change of use of any parcel in the Plan Area by any means in a manner inconsistent with this Agreement until and unless the Plan has been amended so that the proposed development or use of such parcel is consistent with the Plan.

7. SEVERABILITY. If any portion of this Plan is held by a court in a final, non-appealable decision to be per se invalid or unenforceable as to any Party, the entire Agreement and the Plan shall be terminated, it being the understanding and intent of the Parties that every portion of the Agreement and Plan is essential to and not severable from the remainder.

8. BENEFICIARIES. The Parties, in their corporate and representative governmental capacities, are the only entities intended to be the beneficiaries of the Plan, and no other person or entity is so intended.

9. ENFORCEMENT. Any one or more of the Parties may enforce this Agreement by any legal or equitable means including specific performance, declaratory and injunctive relief. No other person or entity shall have any right to enforce the provisions of this Agreement.

10. DEFENSE OF CLAIMS/INDEMNIFICATION. If any person allegedly aggrieved by any provision of the Plan and who is not a Party to the Plan should sue any Party concerning such Plan provision, such Party shall, and any other Party may, defend such claim upon receiving timely and appropriate notice of pendency of such claim. Defense costs shall be paid by the Party providing such defense.

Notwithstanding the foregoing, if the claim concerns the designation of property as "Rural Preservation Area," Boulder County shall provide defense in such action. If the claim concerns the designation of property as "City Preservation," the responsible city Party shall provide such defense.

In the event that any person not a Party to the Plan should obtain a final money judgment against any Party who is not the Regulatory Party for the diminution in value of any regulated parcel resulting from regulations in the Plan, or regulations adopted by the Regulatory Party implementing the Plan, the Regulatory Party shall, to the extent permitted by law, indemnify such Party for the amount of said judgment.

11. GOVERNING LAW AND VENUE. This Agreement shall be governed by the laws of the State of Colorado and venue shall lie in the County

of Boulder.

12. TERM AND EFFECTIVE DATE. This Agreement shall become effective upon signature of an authorized representative of the governing bodies of the Parties. Except as provided herein, this Agreement shall remain in effect for a period of thirty (30) years from the effective date, unless terminated prior thereto by agreement of all the Parties or pursuant to the terms of section 7 above.

13. PARTY REPRESENTATIVES. Referrals made under the terms of this Agreement shall be sent to the Parties' representatives as follows:



ENTITY:

County of Boulder

City of Broomfield

City of Lafayette

City of Louisville

REPRESENTATIVES:

Director, Land Use Department
P.O. Box 471
Boulder, CO 80306

City Manager
1 DesCombes Dr.
Broomfield, CO 80020

City Administrator
1290 S. Public Rd.
Lafayette, CO 80026

City Administrator
749 Main St.
Louisville, CO 80027

Name and address changes for representatives shall be made in writing, mailed to the other representatives at the then current address.

THIS AGREEMENT made and entered into to be effective on the date as set forth above.

CITY OF BROOMFIELD

By: William M. Berens
William Berens, Mayor

2/18/99
Date

ATTEST:

Vicki May
City Clerk

APPROVED AS TO FORM:

Roy S. Howard
Roy S. Howard, City Attorney

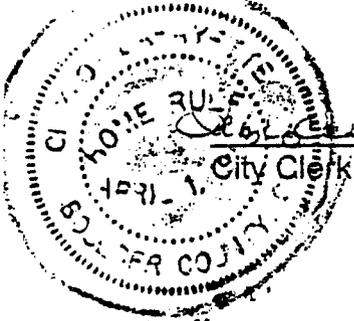


CITY OF LAFAYETTE

By: *Carolyn McIntosh*
Carolyn McIntosh, Mayor

8/18/99
Date

ATTEST:



Debra Beecher
City Clerk

APPROVED AS TO FORM:

Patricia C. Tisdale
Patricia C. Tisdale, City Attorney

CITY OF LOUISVILLE

By: *Tom Davidson*
Thomas Davidson, Mayor

2-18-99
Date

ATTEST:



[Signature]
City Clerk

APPROVED AS TO FORM:

[Signature]
Samuel J. Light, City Attorney



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COUNTY OF BOULDER
BY: BOARD OF COUNTY COMMISSIONERS

By: Ronald K Stewart
Ronald K. Stewart

2-18-99
Date

ATTEST:

APPROVED AS TO FORM:

Susan M. Schubert
Clerk to the Board

H. Lawrence Hoyt
H. Lawrence Hoyt, County Attorney

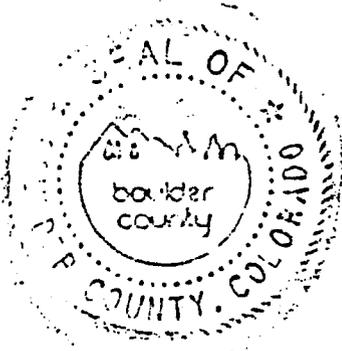


EXHIBIT A
(text portion)

**SOUTHEAST BOULDER COUNTY 96TH STREET, DILLON ROAD
AND U.S. 287 AREA IGA
COMPREHENSIVE DEVELOPMENT PLAN**

1. INTRODUCTION. This Comprehensive Development Plan (hereinafter "CDP") has been jointly developed and adopted by the Parties, and is entered into by Intergovernmental Agreement of said entities.

1.1 These Development Limitations are intended to provide specific land use and development restrictions governing the "Rural Preservation Area" parcels, the "City Preservation Area" parcels and the "City Open Space Area" parcels located within the Plan Area, the boundaries of which are set forth on the attached Map.

2. DEFINITIONS.

2.1 **DEVELOPMENT:** Construction or establishment of structures, parking areas, and/or surfaced vehicular roadways (except expansion of existing roads and except construction of the "Northwest Parkway" or a successor thereto along the alignment shown on Exhibit A), or establishment of new land uses.

2.2 **PLAN AREA:** Lands included within the boundaries of the designated Plan Area as set forth on the Map, including right-of-way, setback areas, and parcels subject to the Plan's Development Limitations.

2.3 **STRUCTURE:** Anything which is built or constructed, including but not limited to an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner, but excluding fences, retaining walls not over 6 feet in height, and buried utility lines.

3. DEVELOPMENT LIMITATIONS ON RURAL PRESERVATION AREA PARCELS.

3.1 For parcels designated Rural Preservation Area on the Map, those existing uses of such parcels which conform to Boulder County's regulations, or which are legally nonconforming, shall be permitted to continue, either as legal or legal nonconforming uses. No density increase beyond the limits currently permissible under the Boulder County Land Use Code shall be approved for any such parcel, nor shall any such parcel be annexed to any municipal Party, unless the same is approved through the Plan amendment

procedure set forth in Section 6 of the Agreement above.

3.2 Pursuant to regulations in the Boulder County Land Use Code as it may exist from time to time, parcels within the Rural Preservation Area may be "sending parcels" for purposes of transferring development rights (TDRs). However, such parcels shall not serve as "receiving parcels" without amendment of this Agreement. TDR units shall not be "sent" from parcels designated in this Agreement as Rural Preservation Area to be located upon a receiving site within the adopted comprehensive plan area of a municipal Party without the consent of the interested Party or Parties.

3.3 Development on parcels for which "vested rights" for further development have been acquired through an estoppel against Boulder County precluding the prohibition of such development established by a final, non-appealable court judgment in a proceeding of which the other Parties have been given timely notice and the opportunity to join or intervene shall be permitted to the extent such development is in conformance with the rights so acquired and occurs within the vested period.

3.4 Establishment of uses and development in conformance with the zoning (including approved PUD plans) and other land use and development regulations applicable to the property on the effective date of this Plan shall be permitted, where such uses or development continue to be permitted under the provisions of the Boulder County Land Use Code at the time at which they are sought to be established. Permission for such development shall be processed through the normal procedures otherwise established by Boulder County.

3.5 Approval of an NUPUD with residential density no greater than 2 units per 35 acres by Boulder County upon such lands is permitted pursuant to the regulations generally applicable therefor at the time of application submittal, and such approval is not for purposes of these Development Limitations an increase in density.

3.6 Any proposed use or development of any portion of the parcels designated Rural Preservation Area shall conform to the provisions of this Agreement, or, if nonconforming, shall require amendment of the Plan in the manner provided in the Agreement. Any proposed rezoning, subdivision, special use or other regulatory process, or amendment or modification of any existing zoning, PUD, special or conditional use, or subdivision plat, or issuance of a building permit, or proposed annexation, whether or not coupled with any such regulatory process, entered into for any lands designated Rural Preservation Area shall conform to the Plan, or with an approved amendment thereof, in order to be approved by the Regulatory Party.

4. SPECIFIC PARCELS PROVISION. References to specific parcels in this agreement will be by the Boulder County Assessor's parcel number. The attached map shows parcel numbers, acres and the current owner.

4.1 Parcels numbered 157521000034 (40.00 acres), 157521000037 (38.53 acres), 157521002001 (39.24 acres), 157521001003

(30.04 acres), 157521001001 (4.29 acres), 157521001002 (2.50 acres) and 157521001004 (2.50 acres) on the attached map, totaling 157.1 acres, are designated City Preservation Area with future use to be limited to agriculture and low density residential development. Broomfield hereby agrees to acquire a perpetual conservation easement on the above parcels that will allow additional residential use with a density of no more than 1 unit per 13 acres and will negotiate in good faith to this end.

4.2 A parcel numbered 157521000024 (1.20 acres) on the attached map is designated City Preservation Area with future use to be limited to agriculture and low density residential development. Broomfield hereby agrees to acquire a perpetual conservation easement on the above parcel that will allow additional residential use with a density of no more than 1 unit and will negotiate in good faith to this end.

4.3 A parcel numbered 157521000019 Tract "C" (8.45 acres) on the attached map is designated City Preservation Area with future use to be limited to agriculture and low density residential development. Broomfield hereby agrees to acquire a perpetual conservation easement on the above parcel that will allow additional residential use with a density of no more than 1 unit and will negotiate in good faith to this end.

4.4 Parcels numbered 157521000020 (18.00 acres), 157521000003 (40.00 acres), 157521000022(73.00 acres), 157521000001 (40.00 acres) on the attached map, totaling 171.00 acres, are designated City Preservation Area with future use to be limited to agriculture and low density residential development. Louisville hereby agrees to acquire a perpetual conservation easement on the above parcels that will allow additional residential use with a density of no more than 1 unit per 5 acres and will negotiate in good faith to this end.

4.5 A parcel numbered 157521000021 (59.00 acres) on the attached map is designated City Preservation Area with future use to be limited to agriculture and low density residential development. Broomfield hereby agrees to acquire a perpetual conservation easement on the above parcel that will allow additional residential use with a density of no more than 1 unit per 5 acres and will negotiate in good faith to this end.

4.6 A parcel numbered 157521000016 (1.00 acre) on the attached map is designated City Preservation Area with future use to be limited to agriculture and low density residential development. Broomfield hereby agrees to acquire a perpetual conservation easement on the above parcel that will allow residential use with a density of no more than 1 unit and will negotiate in good faith to this end.

4.7 A parcel numbered 157520000032 (33.70 acres) on the attached map is designated City Preservation Area with future use to be limited to agriculture and low density residential development. Louisville hereby agrees to allow residential use with a density of no more than 1 unit per 5 acres, on this parcel.

4.8 Fifty percent of a parcel numbered 157520000001 (23.15

acres) on the attached map is designated City Open Space Area with future use to be limited to open space uses. Louisville hereby agrees to allow only open space uses on this parcel.

4.9 Parcels numbered 157528000004 (13.80 acres), 157528000005 (28.91 acres), and 157528000016 (13.00 acres) on the attached map are designated City Preservation Area with future use to be limited to 10± acres for RTD transit center and park and ride facility and 46± acres for city open space and/or City Preservation Area. By agreement, Broomfield has an option to purchase the remaining acreage not needed for the transit center and park and ride facility and has allowed RTD residential use with a density of no more than one unit per five acres on 46± acres of this parcel if Broomfield does not purchase the 46± acres for open space by November 2002. Broomfield will use its best efforts to purchase all or part of remaining RTD property.

4.10 The parcel numbered 157528000003 (5.00 acres) on the attached map is designated City Preservation Area with future use to be limited to agriculture and low density residential. Broomfield hereby agrees to acquire a perpetual conservation easement on the above parcel which will limit the use to 1 residential unit.

4.11 Parcels numbered 157529000019 (2.48 acres) and 157529000010 (38.91 acres) on the attached map are designated City Preservation Area with future use to be limited to private open space. Broomfield hereby agrees to acquire a perpetual conservation easement on the above parcels that will allow private open space and will negotiate in good faith to this end.

4.12 A parcel numbered 15752000002 (51.71 acres) on the attached map is designated City Preservation Area with future use to be limited to agriculture, private open space (including a golf course use) and low density residential development. Broomfield hereby agrees to acquire a perpetual conservation easement on the above parcel that will allow additional residential use with a density of no more than 1 unit per 13 acres and will negotiate in good faith to this end.

4.13 A parcel numbered 157520000009 (78.30 acres) on the attached map is currently unincorporated Boulder County and is designated City Preservation Area; if and when annexed to the City of Louisville, future use shall be limited to agriculture and low density residential development. Louisville hereby agrees to allow residential use with a density of no more than 1 unit per 4 acres, on this parcel. Prior to annexation this parcel is designated Rural Preservation.

4.14 Parcels numbered 157515000006 (155.00+-acres), 157515000022 (3.0 acres) and 157515000023 (1.0 acres) on the attached map are designated City Preservation Area with future use to be limited to agriculture and low density residential development. Louisville hereby agrees to acquire perpetual conservation easements on the above parcels that will allow additional residential use with a density of no more than 1 unit per 5 acres and will negotiate in good faith to this end.

4.15 A parcel numbered 157521000018 (36.0 acres) on the attached map includes a portion designated as "A" (6.14 acres) titled Gateway City Open Space Area. Broomfield hereby agrees to acquire and allow only open space uses or entry feature uses on this parcel and will negotiate in good faith to this end.

4.16 Parcels numbered 157520000002, 157520000003, 157520000004, 157520000005, 157520000020, 157520000019 and 157520000007 (a total of approximately 78 acres) on the attached map are currently unincorporated Boulder County and are designated Rural Preservation Area. Future Use shall be limited to agriculture and low density residential development. Boulder County agrees to consider approval of residential use with a density of no more than 1 unit per 4.5 acres on these parcels, provided that a perpetual conservation easement limiting development to no more than 1 unit per 4.5 acres is secured as part of the approval of the new density.

4.17 A parcel numbered 157520000031 (80 acres) on the attached map is currently unincorporated Boulder County. If and when annexed to the City of Louisville, Louisville shall use its best efforts in good faith to require an undeveloped buffer along the northern side of said parcel. The parties agree that only Louisville can annex this property.

4.18 Louisville, Lafayette, and Boulder County agree to initiate a process to amend the existing Lafayette/Louisville Buffer Comprehensive Development Plan Intergovernmental Agreement between the cities of Lafayette and Louisville, to bring the Haight property (Parcel number 157515000012) into conformance with the map portion of Exhibit A.

5. RURAL PRESERVATION AREA.

5.1 Any properties within the Plan Area designated as Rural Preservation Area which are acquired as "open space" shall be acquired in fee or by perpetual conservation easement (as defined in §38-30.5-102, C.R.S.) for open space purposes by any one or more of the Parties, to the extent funds are appropriated and made available for such purpose. The method by which such acquisition will take place, and the terms and conditions of purchase, together with the determination of whether fee title or a perpetual conservation easement will be acquired, shall be at the sole discretion of the acquiring Party(ies).

5.2 The right-of-way necessary for construction of the Northwest Parkway or a successor roadway, as shown on Exhibit A, may be obtained at the same time that any Rural Preservation Area property which is sought to be acquired for open space (through which the proposed Northwest Parkway) alignment runs as shown on Exhibit A is acquired; or any Party may acquire the right-of-way necessary for construction of the Northwest Parkway at any other time. Any Party seeking to obtain the proposed right-of-way shall commit to the acquiring Party to purchase the right-of-way upon the same terms and at the same time as the open space acquisition. For this purpose, at the time any Party(ies) contracts to purchase such Rural Preservation Area parcel for open space purposes, such Party(ies) shall provide to each other Party(ies) an option

for purchase of the right-of-way.

5.3 Upon acquisition of any Rural Preservation parcels shown on Exhibit A, the acquiring Party shall provide to each of the other Parties an undivided interest in a perpetual conservation easement upon said lands, providing for restrictions on development and the use in accordance with the terms of this Plan and the site-specific management plan.

5.4 Open space shall serve one or more of the following functions:

(a) urban shaping between or around municipalities or community service areas and buffer zones between residential and non-residential development;

(b) preservation of critical ecosystems, natural areas, scenic vistas and area fish and wildlife habitat, natural resources and landmarks, and cultural, historical and archaeological areas;

(c) linkages and trails, access to public lakes, streams and other usable open space lands, stream corridors and scenic corridors along highways;

(d) areas of environmental preservation, designated as areas of concern, generally in multiple ownership, where several different preservation methods (including other governmental bodies' participation or private ownership) may need to be utilized;

(e) conservation of natural resources, including but not limited to forest lands, range lands, agricultural land, aquifer recharge areas, and surface water;

(f) preservation of land for outdoor recreation areas limited to passive recreational use, including but not limited to hiking, photography or nature studies, and if specifically designated, bicycling, horseback riding, or fishing;

(g) underground public facilities, including public utility mains and lines; other public facilities may be located thereon where approved by the governing bodies of each of the Parties.

5.5 Once acquired, open space may be used only for the above purposes, and shall be used in accordance with a site-specific management plan approved by the governing body of the acquiring Party(ies) after consultation with the other Parties. Until acquisition, such parcels or portions of parcels shall be subject to the Development Limitations set forth in Section 3 of this Plan.

5.6 Residents of the Cities of Broomfield, Lafayette, and Louisville shall be entitled to use the open space properties acquired by Boulder County pursuant to (and subsequent to the execution of) this Agreement to the same extent and upon the same terms and conditions as all Boulder County residents, irrespective of the county in which such city residents live.

6. CITY PRESERVATION AREA.

6.1 Any properties within the Plan Area designated as City Preservation Area for which perpetual conservation easements are to be

acquired shall be acquired by any one or more of the Parties. The method by which such acquisition will take place, and the terms and conditions of purchase, together with the determination of whether fee title or a perpetual conservation easement will be acquired, shall be at the sole discretion of the acquiring Party(ies). Moreover, no Party shall have any responsibility regarding the acquisition or provision of right-of-way for the Northwest Parkway pursuant to this Agreement until such conservation easement acquisitions have been completed by the other Parties or such regulatory actions have been taken by the other parties to the extent permitted by law to ensure that development on the properties conforms to the use and densities set forth in Section 4 and its subsections above. Any Party is entitled to enforce this provision through an action for specific performance, which shall expressly be understood to include the right to specifically enforce the acquisition of such properties by any Party which is in default of this provision and/or to enforce the provisions of this Agreement upon regulatory actions of any Party and development applications for any parcel subject to this Agreement. It is also expressly understood that the lack of appropriation shall not be a defense to such an action for specific performance so long as Northwest Parkway proceeds have been received and appropriated in the then current and succeeding fiscal years for open space land acquisition and that, because this provision is of the essence to this Agreement, to the extent any Party has performed any action in pursuance of this Agreement, no other Party shall thereafter renege on its obligations pursuant to this intergovernmental agreement. Nothing herein shall be deemed to affect or hinder anticipated open space acquisitions by Louisville and Boulder County in Section 17, T1S, R69W, 6th P.M.

6.2 The right-of-way necessary for construction of the Northwest Parkway or a successor roadway, as shown on Exhibit A, may be acquired by any Party(ies) at the same time that any City Preservation Area (through which the proposed "Northwest Parkway" alignment runs as shown on Exhibit A) perpetual conservation easement or fee title is sought to be acquired or any Party(ies) may acquire the right-of-way necessary for construction of the Northwest Parkway at any other time. For this purpose, at the time any Party(ies) contracts to purchase such City Preservation Area perpetual conservation easement or fee title, such Party(ies) shall provide to each other Party(ies) notice of such actions and such Party(ies) shall cooperate with other Party(ies) that wish to purchase right-of-way.

6.3 Upon acquisition of any City Preservation Area parcels shown on Exhibit A, the acquiring Party shall provide to each of the other Parties an undivided interest in a perpetual conservation easement upon said lands, providing for restrictions on development and the use in accordance with the terms of this Plan.

6.4 Within any properties within the Plan Area designated as City Preservation Area a "clustering" concept shall be encouraged wherein allowed residential units shall be concentrated on smaller lots within one portion of the property to preserve larger contiguous areas of undeveloped land,

provided maximum gross densities are not exceeded.

6.5 Each Regulatory Party shall adopt such regulations and take such regulatory actions to the extent permitted by law as necessary to ensure that development on the properties conforms to the uses and densities set forth in section 4 and its subsections above. All regulatory actions required pursuant to this Agreement shall be taken by the relevant Party within 90 days of the effective date of this Agreement. No construction of the Parkway west of U.S. 287 and governed by the Plan shall take place until all Parties have taken all regulatory actions required pursuant to this Agreement.

6.6 Should a Party(ies) exercise its power of eminent domain to obtain property interests under this agreement, the Party(ies) shall in its appraisal, performed pursuant to section 38-1-121, C.R.S., or otherwise, value the property at the fair market value based upon the zoning prior to the time of taking the regulatory action.

6.7 The city Parties hereby grant their consent to the purchase or other acquisition, including through the exercise of eminent domain, by Boulder County of any City Preservation parcel or portion thereof for open space purposes.

6.8 If the acquisitions provided for in Section 4 of this Plan, or any of them, have not occurred by January 1, 2005 and there are not sufficient Parkway financing proceeds available then to complete the acquisitions, then the Parties shall meet and negotiate in good faith a plan for financing the balance of the acquisitions, which financing plan shall be adopted by the Parties on or before July 1, 2005.

6.9 Each of the cities in which City Preservation parcels are located agrees that it shall, prior to December 31, 1999, obtain an amendment to its "urban growth boundary" in the approved DRCOG Metro Vision 2020 Plan, placing such City Preservation parcels outside that city's urban growth boundary, and agrees that, based thereon, it will not extend urban utility services to said properties during the term of this Agreement and Plan; except that a city may extend such services to a cluster development authorized by subsection 6.4 and existing homes within the City Preservation Area; and except that no city Party shall be deemed in breach of this provision if required to provide any such services pursuant to a final, non-appealable court order or judgment. Any such amendment, however, shall not be required if said amendment would prevent any city Party from providing said parcels with water and sewer service at the density levels provided under Section 4 Specific Parcels Provision.

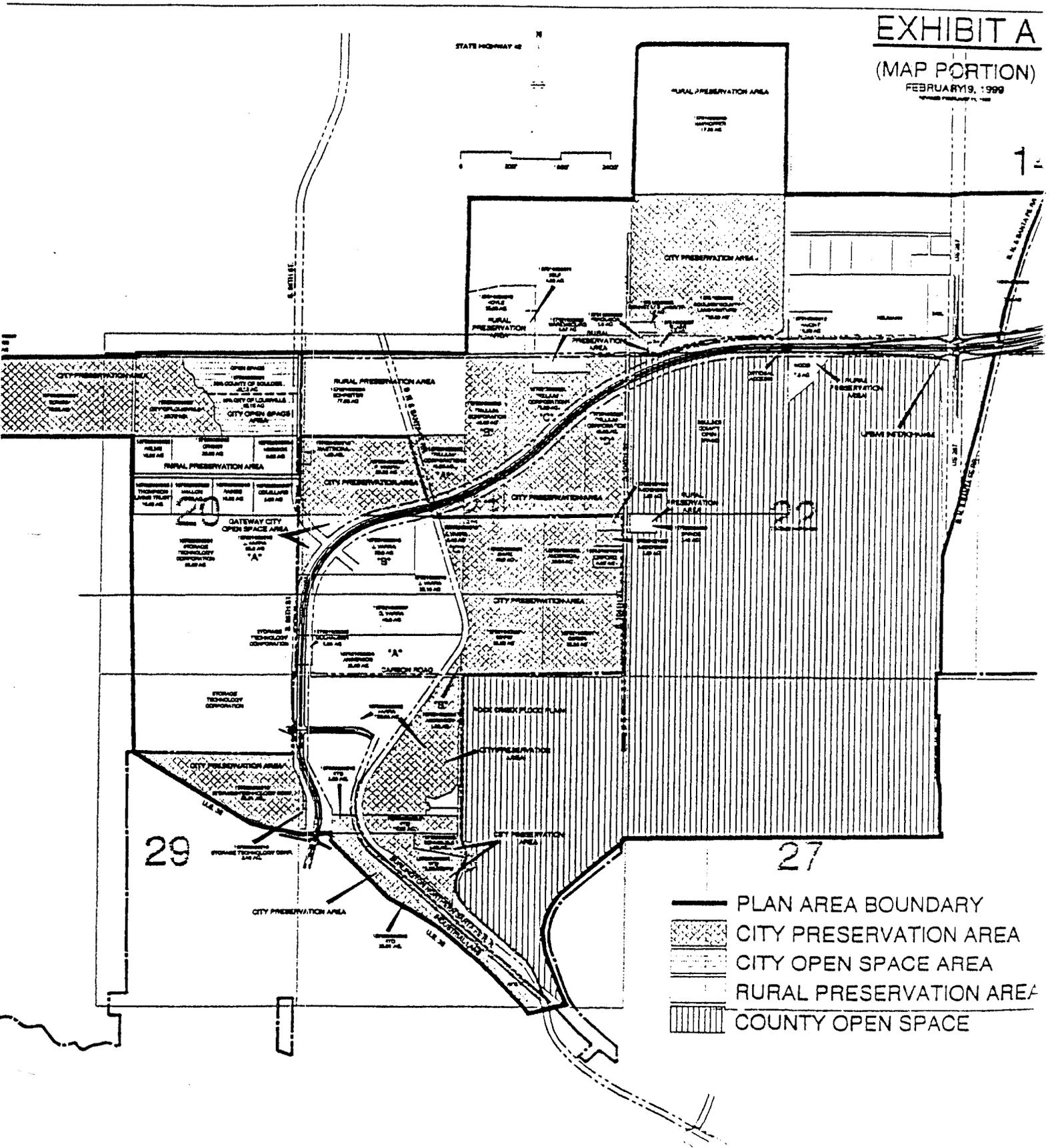
EXHIBIT A

(MAP PORTION)

FEBRUARY 19, 1999

ISSUED FEBRUARY 19, 1999

1-





PARKS, RECREATION & OPEN SPACE DEPARTMENT

Memorandum

To: OSAB
From: Ember Brignull, Open Space Superintendent
Date: May 13, 2020
Re: Discussion Item 9: Preparation of OSAB Annual Update Materials for City Council in Lieu of the OSAB & City Council Study Session

Summary:

The Study Session that was scheduled for this May, between the Open Space Advisory Board (OSAB) and City Council, has been canceled due to COVID -19 impacts and to protect public health and prevent the spread of COVID-19. During these challenging times City Council may be making difficult decisions. Therefore, OSAB wants to provide City Council with the content that would have been communicated during the Study Session. This content includes OSAB's priorities for the Open Space program, capital work, and operational work. During the May OSAB meeting, the draft materials related to this discussion item will be finalized.

Next Steps:

Once the materials are finalized, the OSAB staff liaison will forward the materials to the City Manager for distribution to City Council.



Memorandum

To: City Council
From: OSAB
Date: TBD
Re: Preparation of OSAB Annual Update Materials for City Council in Lieu of the OSAB & City Council Study Session

1. **LIST HIGHLIGHTS AND SUCCESSES OF THE PAST YEAR:**
Summary from OSAB January 2020 Report on 2019 Accomplishments
<https://www.louisvilleco.gov/home/showdocument?id=25674>
Attachment #1

OSAB Team Goal Areas and Highlights:

Acquisitions

- Update of "Opportunities for Preserving Open Space and Improving Connectivity" document based on field tours and ratings of candidate parcels
- Completion of Open Space Zoning recommendations
- Trail evaluations and Annual New Trail and Land Acquisitions to Boulder County

Resource Management

- Contributions to Senior Naturalist Specialist Position requirements and hiring
- Management and Planning review and contributions in weed management, master planning and fire management

Wayfinding

- OSAB Tiger Team collaboration with staff to evaluate design options and strategies for phased implementation for the wayfinding project
- Prioritization of Wayfinding projects and recommendations approved by OSAB

Education and Outreach

- Contributions to Education planning and program reviews
- Board members participation in Farmers' Market Open Space booth and events

General Business

- On-site Trail Maintenance and Condition Assessment Survey conducted by OSAB members

- Recommendations for Open Space management and operations priorities for 2020 developed collaboratively by the MOST Tiger Team (Management of Open Space for Tomorrow), OSAB and staff to provide feedback and input to City Council throughout the budget process.

2. LIST PLANS/GOALS FOR THE NEXT YEAR:

Summary:

#1 OSAB Top 5 CIP 2020 recommendations:

1. Open Space and Parks Trails Construction
2. Open Space and Parks Signs and Maps
3. Open Space Master Plan
4. Implement Cottonwood Master Plan
5. Develop and Implement Leon Wurl Wildlife Sanctuary (Harper Lake) Master Plan

2 OSAB recommendations for Management and Operations Goals:

- Manage our natural resources
- Enhance user experiences
- Engage citizens
- Acquire property rights

For background and more details please refer to the following attachments:

Attachment 1: Report on 2019 OSAB Accomplishments

Attachment 2: OSAB Goals for 2020

Attachment 3: April 20, 2020 memo on the recommendations from OSAB and MOST Tiger Team on 2020 management and operations priorities

Attachment 4: OSAB 2020 CIP Priority recommendations

3. DOES YOUR BOARD HAVE SPECIFIC BUDGET REQUESTS IT WOULD LIKE THE CITY COUNCIL TO CONSIDER AS A PART OF THE BIENNIAL BUDGET PROCESS?

Wayfinding (trail construction, signage and maps) continues to remain the OSAB top capital and user experience priority. Please prioritize and commit to a phased project plan to implement and complete the wayfinding project including signage, maps, guide infrastructure and trail improvements through the CIP and Operations budget process and multi-year cycles.

4. ARE THERE AREAS IN WHICH THE BOARD WOULD LIKE CITY COUNCIL INPUT/FEEDBACK?

Please work with representatives from the boards and city administration to create a board budget priorities and feedback process as part of the Council budget process schedule. If the Council and the City Manager developed a standard format and schedule for budget priorities input from each of the boards in partnership with the appropriate city department, then this process would increase participation and accountability for the boards and citizen input.

5. WHAT QUESTIONS DO YOU HAVE FOR THE CITY COUNCIL?

We would like to increase communication with and contributions to the Council. We appreciate feedback and input on communication we initiate with the Council (memos, questions, comments).

- How will the Council reply or provide feedback? Are there any plans to reinstate the Council Liaison positions or invite a board representative to attend and participate in City Council agenda items involving the board's subject matter or role?
- We request further discussion and clarification about the process for developing administrative regulations and the role of boards. We are committed to partnership with city council, parks and open space staff, and OSAB work in good faith to ensure timely contributions to and notification about important decisions before they are put into law or code.

RECOMMENDATION:

1. Make the wayfinding project the top budget CIP and operations budget priority.
2. Improve communication and collaboration between Boards and Council - Increase the number of study sessions, communication channels and collaboration opportunities between Boards, Staff and Council.

ATTACHMENT(S):

1. Report on 2019 OSAB Accomplishments
2. OSAB Goals for 2020
3. April 20, 2020 memo on the recommendations from OSAB and MOST Tiger Team on 2020 management and operations priorities
4. OSAB 2020 CIP Priority recommendations

Discussion Item 9: Preparation of OSAB Annual Update Materials for City Council in Lieu of the OSAB & City Council Study Session (20 Minutes)

City of Louisville
Open Space Advisory Board

OPEN SPACE ADVISORY BOARD - 2019 Accomplishments

Goal Area:	ACQUISITIONS	Lead Person:	Missy
1. Support staff in updating "Opportunities for Preserving Open Space and Improving Connectivity."			
Specific Actions:	Who	When (Q#)	Status
Action 1: Revisit format and goals of document		1, 2	Feb. - Discuss process; April- Comments on Candidate Parcels Table and Process
Action 2: Property evaluation/site visit field trip(s) to re-rate land for document		2, 3	May - Field tour; June-Field Tour; Aug. -Tiger Team results
2. Serve as resource to Council in assessing properties for Open Space land and trail potential.			
Specific Actions:	Who	When (Q#)	Status
Action 1: Provide input when requested		1, 2, 3	Jan.-Open Space Zoning Recommendations. <i>Same as 1.2.</i>
Action 2: Property evaluation activity/site visit field trip(s)		1, 2, 3	<i>Same as 1.2</i>
3. Advise and advocate for trails and acquisition.			
Specific Actions:	Who	When (Q#)	Status
Action 1: Advise on the City of Louisville Transportation Master Plan		3	July & Sept.-TMP Review & Discussion.
Action 2: Vote on Annual Boulder County Trail & Land Acquisition Recommendations		3	Aug.- Finalized Recommendations
Action 3: Revisit the OSAB New Trails evaluation document		1, 2, 3	Feb.- Strategy for developing & implementing Key Ind. Surveys; April- Letter to CM; July-Results
Action 4: Continue to advocate for Wayfinding Plan projects.		3	July & Sept.- TMP; Sept.-Joint meeting with Superior

Goal Area:	RESOURCE MANAGEMENT	Lead Person:	David
1. Provide recommendations for the new Senior Natural Resource Specialist position.			
Specific Actions:	Who	When (Q#)	Status
Action 1: Brainstorm priorities and responsibilities for the position as a discussion item.		1	Jan-Reviewed qualities and skills desired for the flyer for position
2. Continue to look for solutions to Open Space dog issues.			
Specific Actions:	Who	When (Q#)	Status
Action 1: Support clean up initiatives and events		4	Complete
Action 2: Help the City incorporate the dog Park Siting Study into future plans.		4	Memo Produced 12/2019
Action 3: Work with PPLAB to address dog issues on Park Land.		4	On going. Proposed 2 dates for joint meetings but PPLAB unavailable.
Action 4. Document OSAB's Position on the DOLA		4	Complete

City of Louisville
Open Space Advisory Board

3. Advocate for management and restoration projects.			
Specific Actions:	Who	When (Q#)	Status
Action 1: Advocate for prescribed fire management		2	Apr. Completed Review of Public Outreach Approach
Action 2: Comment and advise on Warembourg Fishing Pond Master Plan		4	Allan to introduce idea to OSAB and get feedback in Q1 2020
Action 3: Comment and advise on landscaping/weed issues on Open Space		1,2,3,4	Ongoing
Action 4: Participate in review of management/planning work as requested		4	Oct-. Update from MOST. Ongoing work.
Action 5: Follow up on cheatgrass work at Davidson Mesa		4	Oct.- Completed CSU Presentation
Action 6: Updates and comments on work at Harney Lastoka		NA	
Action 7: Review and comment on impacts of Coyote run slump remediation on OS		1, 2	Jan & April-Staff Updates from Nathan

4. Serve as a resource to City Council in assessing properties and trails.			
Specific Actions:	Who	When (Q#)	Status
Action 1: Advise as requested			<i>Benchmark-same as 1.2 and 2.1 and 2.2</i>
Action 2: Monitor the City for changes to advise			<i>Benchmark-same as 1.2 and 2.1 and 2.2</i>

Goal Area: **WAYFINDING** Lead Person: Helen

1. Activate the Wayfinding Tiger Team to work on re-scoping for reducing sign costs and implementation.			
Specific Actions:	Who	When (Q#)	Status
Action 1: Select Tiger Team members			Complete
Action 2: Tiger Team meets with each other and with staff to research and design on strategy			Complete
Action 3: Tiger Team reports to the board for discussion of recommendations to staff.			Complete

2. Advocate for Wayfinding Standards and network goals for all projects and development plans.			
Specific Actions:	Who	When (Q#)	Status
Action 1: Adhere to Wayfinding goals at all PUD reviews		4	Nawatny Ridge
Action 2: Work to keep goals in the minds of staff and Council.		3	Jul. & Sept.-TMP trail connectivity review

Goal Area: **EDUCATION & OUTREACH** Lead Person: Laura

1. Support education programs.			
Specific Actions:	Who	When (Q#)	Status
Action 1: Review 2019 staff educational plan proposals		NA	Completed Q4 of 2018
Action 2: Review educational programs as they come and their attendance			Ongoing. Shared monthly in Staff Update Memos
Action 3: Advise on marketing for educational events			Ongoing

City of Louisville
Open Space Advisory Board

2. Support community outreach.			
Specific Actions:	Who	When (Q#)	Status
Action 1: Board members attend Open Space booth at Farmer's Market		NA	Staff proposing to host Farmers Markets again in 2020
Action 2: Board members volunteer at events		2	Fishing Frenzy
3. Advocate for Rec. Center/Open Space Division cross-marketing and joint activities.			
Specific Actions:	Who	When (Q#)	Status
Action 1: Coordination with Senior Center—ranger led walks?		4	Review of 2020 Education Schedule in December
Action 2: Coordination with other organizations, e.g., Balfour		4	Review of 2020 Education Schedule in December

Goal Area: **GENERAL BUSINESS** Lead Person: Mike or Peter

1. Coordination with PPLAB			
Specific Actions:	Who	When (Q#)	Status
Action 1: "Pass the baton" to PPLAB for the dog park siting study		4	Not Complete- Oct.- Discuss "Pass the baton"; Director to draft Memo
Action 2: Meeting for PPLAB and OSAB chairs and staff			
Action 3: Joint PPLAB/OSAB meeting		2	Apr.-Joint meeting cancelled due to snow. April (OSAB meeting)-Topics and steps forward with PPLAB discussed and targeting a 2020 joint meeting Q1.
2. Key Indicator Surveys			
Specific Actions:	Who	When (Q#)	Status
Action 1: Revisit Council's goals for the Trail Maintenance Key Indicator survey.		1,2	Feb- discuss purpose; April- Letter to CM
Action 2: Perform a Trail Maintenance survey as requested by staff and City Council		3	OSAB Results
3. Monitor Operations and CIP Open Space budgets			
Specific Actions:	Who	When (Q#)	Status
Action 1: Inspect and review budgets as a meeting discussion item		NA	Completed in Dec. 2018
Action 2: Advise and review budgets as appropriate		NA	Completed in Dec. 2018
4. Monitor Council and staff activity as pertains to Open Space issues			
Specific Actions:	Who	When (Q#)	Status
Action 1: Continue Jeff Lipton's monthly meeting updates		1,2,3,4	Jeff Lipton and Bob Muckle
Action 2: Board members monitor other meetings and local media for Open Space news		1,2,3,4	Ongoing

OPEN SPACE ADVISORY BOARD – 2020 GOALS

DRAFT

Goal Area:	ACQUISITIONS	Lead Person:	Missy
1. Support staff in updating “Opportunities for Preserving Open Space and Improving Connectivity.”			
Specific Actions:		Who	When (Q#)
Action 1: Revisit format and goals of document			
2. Serve as resource to Council in assessing properties for Open Space land and trail potential.			
Specific Actions:		Who	When (Q#)
Action 1: Provide input when requested			Redtail Ridge, Mayhoffer
3. Advise and advocate for trails and acquisition.			
Specific Actions:		Who	When (Q#)
Action 1: Advise on the implementation of the City of Louisville Transportation Master Plan			Trail alignments and signs
Action 2: Vote on Annual Boulder County Trail & Land Acquisition Recommendations			Due to City Council in January 2021
Action 3: Revisit the OSAB Trails evaluation document			
Action 4: Continue to advocate for Wayfinding sign projects			

Goal Area:	RESOURCE MANAGEMENT	Lead Person:	David
1. Continue to look for solutions to Open Space dog issues.			
Specific Actions:		Who	When (Q#)
Action 1: Support clean up initiatives and events (Earth Day)			
Action 2: Help the City incorporate the Dog Park Siting Study into future plans			
Action 3: Work with PPLAB to address dog issues on Park land			
2. Advocate for management and restoration projects.			
Specific Actions:		Who	When (Q#)
Action 1: Advocate for prescribed fire management			
Action 2: Comment and advise on Warembourg Fishing Pond Master Plan			Q1
Action 3: Comment and advise on landscaping/weed issues on Open Space			January- Support the IWMP and 2020 weed control goals
Action 4: Participate in review of management/planning work as requested			
Action 5: Follow up on cheatgrass work at Davidson Mesa			
Action 6. Advocate for Harper Lake restoration			
Action 7. Comment and advise on social trail pilot project			

City of Louisville
Open Space Advisory Board

3. Serve as a resource to City Council in assessing properties and trails.			
Specific Actions:	Who	When (Q#)	Status
Action 1: Advise as requested			
Action 2: Monitor the City for opportunities to advise			

Goal Area:	WAYFINDING	Lead Person:	Helen
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1. Activate the Wayfinding Tiger Team to work on re-scoping for reducing sign costs and implementation.			
Specific Actions:	Who	When (Q#)	Status
Action 1: Select Tiger Team members			
Action 2: Tiger Team meets with each other and with staff to research and design on strategy			
Action 3: Tiger Team reports to the board for discussion of recommendations to staff			

2. Advocate for Wayfinding Standards and network goals for all projects and development plans.			
Specific Actions:	Who	When (Q#)	Status
Action 1: Adhere to Wayfinding goals at all PUD reviews			
Action 2: Work to keep goals in the minds of staff and Council			
Action 3. Advocate for improvements to entryway Rules and Regulation signs			

Goal Area:	EDUCATION & OUTREACH	Lead Person:	Laura
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1. Support education programs.			
Specific Actions:	Who	When (Q#)	Status
Action 1: Review 2020 staff educational plan proposals		Q4 2019	2020 Review is complete
Action 2: Review educational programs as they come and their attendance			
Action 3: Advise on marketing for educational events including cross jurisdictional content sharing		Q4 2019	Complete

2. Support community outreach.			
Specific Actions:	Who	When (Q#)	Status
Action 1: Board members attend Open Space booth at Farmer's Market			5/23, 6/27, 7/25
Action 2: Board members volunteer at events			Farm Day 3/28; Fishing Frenzy 4/17; Kids to Parks Day 5/16
Action 3: Increase Citizen/Community Communication			

3. Advocate for Rec. Center/Open Space Division cross-marketing and joint activities.			
Specific Actions:	Who	When (Q#)	Status
Action 1: Coordination with Senior Center—ranger led walks?			
Action 2: Coordination with other divisions and organizations, e.g., Balfour			

Goal Area:	GENERAL BUSINESS	Lead Person:	Peter
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1. Coordination with PPLAB			
Specific Actions:	Who	When (Q#)	Status
Action 1: "Pass the baton" to PPLAB for the dog park siting study			
Action 2: Meeting for PPLAB and OSAB chairs and staff			
Action 3: Joint PPLAB/OSAB meeting			Have invited twice; waiting for PPLAB to schedule based on their availability
2. Key Indicator Surveys			
Specific Actions:	Who	When (Q#)	Status
Action 1: Revisit Council's goals for the Trail Maintenance Key Indicator survey			
Action 2: Complete Key Performance Indicator Surveys as requested by City Council. Maintenance of Open Space, Trash Containers, and Trail Maintenance			Due in July
3. Monitor Operations and CIP Open Space budgets			
Specific Actions:	Who	When (Q#)	Status
Action 1: Inspect and review budgets as a meeting discussion item		Q1	
Action 2: Advise and review budgets as appropriate			
4. Monitor Council and staff activity as pertains to Open Space issues			
Specific Actions:	Who	When (Q#)	Status
Action 1: Study Session with City Council			May 26 date was postponed
Action 2: Board members monitor other meetings and local media for Open Space news			



Memorandum

To: Louisville City Council
From: Open Space Advisory Committee and the Management of Open Space for Tomorrow (MOST) Tiger Team
Date: May 5, 2020
Re: OSAB-MOST Management Operations Priorities Recommendations 2019-20

Prepared in Q4 of 2019 and Q2 of 2020 by the 2019 and 2010 Open Space Advisory Boards & the MOST Tiger Team (OSAB Members Laura Denton and Helen Moshak) with input from Bob Muckle (Fall 2019 City Council OSAB Liaison), and Ember Brignull, Open Space Superintendent.

Background

Historically the City of Louisville's Open Space spending priority was the acquisition of open space property. Over the past decades, the city and its partners have invested in 2,000 acres of open space lands and 32 miles of trails. As Louisville and neighboring communities continue to grow, most of the land suitable for open space has been developed or already acquired. Meanwhile, our current open space land is suffering in varying degrees from overuse, increasing maintenance and operations demands and in some cases degradation resulting from weeds, erosion, and urban impacts.

With the recent significant achievements of the purchases of the Mayhoffer and Cottonwood properties, it is now time to ensure that we responsibly manage the return on our investment in all of these properties. This requires that we increase our planning and rebalance our spending priorities and budget for increased and sustained open space operations while continuing to partner with Boulder County and the City of Lafayette to invest in ownership or easement opportunities for a select set of available properties and trail corridors. Our Open Space land is a finite resource that will enrich our community and protect our environment in perpetuity. In order to enhance user experiences and improve our stewardship of the lands

and trails, the open space operations budget must be increased based on a comprehensive and best-practices resource based resource management plan.

Executive Summary

This document is an initial unranked list of recommendations for open space operational priorities. It is the result of multiple meetings of the Management of Open Space for Tomorrow (MOST) Tiger Team (Laura Denton and Helen Moshak) in collaboration with Ember Brignull, Open Space Superintendent and Bob Muckle, City Council OSAB Liaison and the Open Space Advisory Board (OSAB) in 2019 and 2020. We recognize that this is an ambitious and dynamic list and it does not address the difficult task of setting higher and lower priorities taking into account factors such as staffing, opportunities, urgency and our limited resources.

This list lays the foundation for future planning and discussion. All goals and objectives included in this list have OSAB's support. Our goal is to share this document with the Open Space Staff and City Council to start the dialogue to increase the resources available and help guide the development and management of the City of Louisville Open Space Operations budget. OSAB will use this document to inform and guide our process for setting priorities in the 2020 budget process for Capital Improvement Projects and Operations Budgets.

The 4 major goals are:

- Manage our natural resources
- Enhance user experiences
- Engage citizens
- Acquire property rights

This document lists the major goals, objectives under each goal and short-term, medium-term and long-term action items under each objective. These goals also correspond with OSAB recommendations for Open Space 2020 CIP and Operations Budget priorities.

Page 3 is a summary outline of the four goals and each goal's set of objectives.

Pages 4-9 in the full text version of the goals, objectives and action items with details and descriptions.

**OPEN SPACE OPERATIONS BUDGET GOALS AND OBJECTIVES
SUMMARY LIST
May 1, 2020**

GOAL A: Manage Our Natural Resources

Objectives

- a. Wetlands/Aquatic Resources
- b. Grasslands
- c. Agricultural Lands
- d. Scientific Best Practices

GOAL B: Enhance User Experience

Objectives

- a. Wayfinding
- b. Trails
- c. Serving Diverse User Types
- d. Rules and Regulations
- e. Maintenance

GOAL C: Foster Citizen Engagement

Objectives

- a. Education
- b. Volunteers

Goal D: Acquire Property Rights

Objectives

- a. Acquisition
- b. Property Rights

FULL TEXT

OPEN SPACE OPERATIONS BUDGET GOALS, OBJECTIVES AND ACTION ITEMS

GOAL A: Natural Resources Management

Objective a: Wetlands/Aquatic Resources:

Short-term action items:

- Conduct a preliminary survey of OS properties to identify a wetlands or aquatics area for a pilot remediation project.
 - Potential site: Warembourg Fishing Pond
- Research Marshall Lake status and options.
- Respond to OSAB's request for information to work with Public Works and develop a recommendation to Council to remediate the Leon A Wurl Wildlife Sanctuary at Harper Lake.

Medium-term action items:

- Initial Year 1 all properties inventory.
- Develop and maintain nature play site on Coal Creek.
- Develop plan for Leon A. Wurl Wildlife Sanctuary at Harper Lake.

Long-term action items:

- Comprehensive property inventory every 5 years to monitor natural resource conditions in the wetlands and aquatic zones.
- Implement Wurl Wildlife Sanctuary at Harper Lake
- Develop management plans including remediation actions for degraded areas.
- Set priorities, establish action items, allocate resources and implement action plans.

Objective b: Grasslands

Short-term action items:

- Develop and implement a ground nesting bird habitat protection program
- Conduct a preliminary survey of OS properties to identify grasslands area for a pilot remediation project to establish native plant density, weed control and prescribed burns
 - Potential site: Davidson Mesa?

Medium-term action items:

- Increase volunteer manual weed management and native species planting events

- Initial Year 1 all properties inventory

Grasslands Long-term action items:

- Comprehensive property inventory every 5 years to monitor natural resource conditions in the grassland zones.
- Develop management plans including remediation actions for degraded areas.
- Set priorities, establish action items, allocate resources and implement action plans.

Objective c: Agricultural Lands

Short-term and Medium-term action items:

- Partner with Boulder County to collect feedback from our local farmers, to help them get what they need from the City to have success on the land.

Long-term action items:

- Develop a comprehensive report on the state of agricultural lands to OSAB, public, and City Council including land health, economic viability, and farmers' well-being.

Objective d: Scientific Best Practices

Short-term action items:

- Resource the Senior Resource Manager position.
- Establish best practices for temporal and spatial statistical reproducibility for land studies going forward (e.g. establishing permanent sampling sites and protocols).

Medium-term action items:

- Visitor counts and usage study.
- Wildlife and vegetation inventories, performed in repeatable, meaningful procedures, data stored in accessible (public?) format.
- Research best practices for weed control, habitat restoration, and visitor management.

Long-term action items:

- Create a State of the Open Space document that can be given to the public to report on the health of the land. The goal is to educate the public about the science, projects and management goals.

GOAL B: Enhance User Experience

Objective a: Wayfinding

Short-term action items:

- Reconcile current CIP planning with new operations priorities.
- Finalize cost effective, simplified sign standard.
- Identify best (most complete) primary trail for signage pilot and post trail signs and markers end to end.
 - Possible Option: Powerline Trail?
- Apply pavement color arrows on all cement primary trails.
- Post system-wide primary trail maps at popular properties.
- Implement trail connection standards.

Medium-term action items:

- Solicit feedback on trail signage pilot.
- Clearly label handicapped accessible trails on signs and maps.
- Expand pilot to finish installing wayfinding on all the primary trails.
- Add signage at crosswalks for safety.
- Work with Marketing to roll out wayfinding/trail promotion campaigns.

Long-term action item:

- Continue to maintain and update wayfinding standards, signs and technology.
- Upgrade existing trail intersections to meet trail connection standards.

Objective b: Trails

Short-term action items:

- Continue to prioritize critical trail linkages and intersections identified by wayfinding study.
- Study potential re-routing of Coal Creek Trail along the creek in new jointly-owned open space land at the Mayhoffer Property.

Medium-term action items:

- Explore a new category of trail surface: “dirt” or “single track” or “unimproved”
- Full system-wide inventory of social trails including trail location and usage data. Develop a pilot program to test management methods. Based on results from the pilot and best practices, develop a plan for social trail restoration or improvement work.

Long-term action items:

- A Trails Master Plan that includes social trail, maintenance, and regulation policy, and trail standards for signs, intersections, and wayfinding. Involve the public in the process.

Objective c: Serving Diverse User Types

Short-term action items:

- Work with partners or PPLAB to develop recommendations for nature play opportunities.
- Increase outreach to seniors about OS and Trails.

Medium-term action items:

- Write a grant or contract for expertise to conduct an ADA Access Audit.
- Explore developing trails for different functions (skiing, biking, hiking).
- Ensure handicapped access is well-documented in the wayfinding system.

Long-term action items:

- Develop a plan and resources to improve/enhance access to trails based on access audit.
- Develop and build platforms for handicapped access to Coal Creek and lakes.

Objective d: Rules and Regulations

Short-term action items:

- Support and resources for the ranger program.

Medium-term action items:

- Regular check in/reviews of rules and regulations with OSAB.

Long-term action items:

- Work to resolve issues related to DOLA on land zoned Open Space protect.

Objective e: Maintenance

Short-term action items:

- Continue inventorying and monitoring maintenance deficiencies.
- In partnership with Parks, develop a prototype maintenance standard for OS properties.
- With Parks, pilot the prototype maintenance standards on an Open Space property.
- Schedule quarterly poop clean up events/campaigns on trails and DOLA.

Medium-term action items:

- In partnership with Parks, finalize a comprehensive sustainable maintenance program to resource and stabilize the maintenance budget.
- Work with Parks and Council to remedy muddy conditions at DOLA.

Long-term action items:

- Invest in trail building, mowing and maintenance equipment per the maintenance program.
- Continue seasonal trail maintenance programs.

GOAL C: Foster Citizen Engagement

Objective a: Education

Short-term action items:

- Continue citizen outreach with programs like, “Explore a Trail” days, booths at City Functions, Open Space exhibits at Rec Center/Library, “Walks and Talks” with the mayor, bystander intervention/trail ambassador training...

Medium-term action items:

- Collaboration and cross-promotion with neighboring communities.
- Interpretative signs where possible.

Long-term action items:

- Continue Open Space department tradition of educational excellence.

Objective b: Volunteers

Short-term action items:

- Identify meaningful projects that would benefit from more volunteers.
- Contact Wildlands Restoration Volunteers to explore collaborating on volunteer projects. (<https://www.wlrv.org/> (Gowan can help, former board member for years).
- Continue current volunteer program.
- Add more trail building and maintenance events (DM and DOLA?).

Medium-term action items:

- Partner with other city departments to develop and resource a city-wide volunteer coordinator position.
- Create more volunteer opportunities for citizen involvement, stewardship and community building (neighborhood teams, socials, projects).

Long-term action items:

- Commit to consistent resourcing of the City Of Louisville Volunteer Coordinator and programs.
- Increase volunteer programs.
- Celebrate volunteer efforts.

GOAL: Acquire Property rights

Objective: Acquisition

Short-term action items:

- City to actively monitor real estate status of undeveloped land.
- Staff works to support OSAB's continuing effort to evaluate undeveloped land for Open Space potential, including maintaining relationships with land owners and documentation, and researching land history.

Medium-term action items:

- Partner with neighboring municipalities for protection of buffers, view sheds, trail connections and biodiversity.
- Ensure that GDP and PUD public land dedications meet Open Space requirements.
- Continue to develop easements, partnerships and other property ownership options.

Long-term action items:

- Prioritize funding for Open Space property management and operations while continuing to work with Council to be well positioned for acquisition opportunities when they arise.

Objective: Property Rights

Short-term action items:

- Survey for potential target trail easements.
- Develop materials and campaign to promote trail easements.

Medium-term action items:

- Develop plan for acquiring trail easements.
- Develop materials and campaign to encourage landowners to dedicate rights of first refusal to the city and conservation easements.

Long-term action items:

- Allocate staff and budget to acquire trail easements and organize conservation easement efforts.

Discussion Item 9: Preparation of OSAB Annual Update Materials for City Council in Lieu of the OSAB City Council Study Session (20 Minutes)

Minutes Continued for February 12, 2020: Discussion Item 9 OSAB Recommendations Regarding the 2021-2022 Operational Budget and 2021-2027 Capital Budget

PLANNING WORKSHEET- OSAB Recommendations for 2021-2027 OSAB Capital Improvement Projects -PLANNING WORKSHEET		
OSAB Priority (1-24)	Potential CIP Projects	Brief Description
1	Open Space & Parks Trails	Design and construct primary, regional, and neighborhood trails
2	Open Space & Parks Signs	Construction and Installation of primary trail signs
3	Open Space Masterplan	To include property management and policy updates
4	Implement Cottonwood Master Plan	Implement vision for property use at Lake Park, Cottonwood, and Church Property. Evaluate: natural areas, open space areas, park areas, trails, and park amenities
5	Develop and Implement Leon Wurl Wildlife Sanctuary (Harper Lake) Master Plan	Develop and implement wildlife enhancements at Harper Lake in coordination with Public Works. One year of design and the second year would be implementation
6	Trail Master Plan	OSAB Recommendation at the February 2020 Meeting
7	Implement Warembourg Fishing Pond Master Plan	Implement vision for the fishing pond. Evaluate: landscaping, amenities, water quality, etc.
8	Equipment Replacement	Replacement schedule for aging equipment and/or new equipment. Vibratory roller, dump truck, backhoe, hotsy pressure washer
9	Vault Restroom	Vault restroom at Aquarius parking lot on the regional Coal Creek Trail and consider Daughenbaugh
10	Trail Regrading	Hecla, Davidson Mesa
11	Open Space Zoning	2020 Zoning: Warembourg, Dutch Creek, Olson, Walnut, CCT (US 36 to Dillon) 2021: TBD
12	Develop and Implement Damyanovich Master Plan	Develop vision for property use. Evaluate: agriculture, water conveyance, 4-H, bees, trails, shelter, parking, vault restroom
13	Interpretive Education Displays	Design, fabricate, and install environmental information on kiosks, free standing signs, etc.
14	Bullhead Gulch Underpass	OSAB Recommendation at the February 2020 Meeting
15	Boundary Identification	Build fencing, install bollards, and/or place signs to restrict access to multiple Open Space properties to prevent illegal vehicle
16	Replacement of Retaining Walls	Replace retaining wall on Hillside, Coyote Run, and North Open Space due to age and deterioration over time
17	Replace Aging Site Furnishings	Replace old deteriorating and oxidizing metal benches on Open Space properties to prevent hazards
18	Pollinator "Garden" Installation	Increase forb plantings to encourage pollinators communities
19	Russian Olive Control	Remove large Russian olive trees on needed properties and install replacement trees on Warembourg
20	Trail Counters	To capture number of users, time of use, high/low use areas, use on social trails, etc.
21	Pole Camera	Citizens can view the D. Mesa and Harper parking lots to determine how full the lots are & also for theft prevention
	Multi-Purpose Field	PARKS
	Community Dog Park	PARKS-Improve Community Park Dog Park to include small dog area
	Recreation Center Campus Master Plan	PARKS
	Playground Replacement	PARKS
	Arboretum Improvements	PARKS
	Median Landscape Renovations	PARKS