

Open Space Advisory Board

Agenda

Wednesday, September 10, 2025

Ajax Meeting Room, 900 West Via Appia, Louisville Recreation Center 5:00 pm
Field Tour Starting at 5:30 pm

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

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

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

1. 5:00 pm Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
5. 5:05 pm Public Comments on Items Not on the Agenda (5 minutes, more time as needed)
6. 5:10 pm Board Updates (10 Minutes)
 - LOSA Letter to City Council Regarding Open Space Issues
 - New Meeting: September 24th 2025, 6:45 pm Quasi-Judicial Meeting Regarding Land Dedication

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact the City Clerk's Office at 303 335-4574 or ClerksOffice@LouisvilleCO.gov. A forty-eight-hour notice is requested.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión, por favor llame a la Ciudad al 303.335.4536 o 303.335.4574.

7. 5:20 pm Discussion Item: Acquisition Reserve Update. Presented by Andy Dorsey, OSAB Vice-Chair (10 Minutes)
 - Susan and Andy Dorsey Updates to City Council on 9/2/25 Council Meeting
8. **5:30 pm: Field Tour** to View Potential Open Space Candidate Parcels: Opportunities for Preserving Open Space and Improving Trail Connectivity.
 - *OSAB members and the public will meet at the southwest corner of the Louisville Recreation Center parking lot (900 West Via Appia).*
 - *OSAB members will be transported by van to several sites unless they opt to travel in a personal vehicle.*
 - *Transportation will not be provided to the public. The public may follow in private vehicles.*
 - *Formal board discussion will not occur in the vehicle between property stops. Any discussion and voting regarding the field tour will occur at the October 8, 2025, board meeting.*
9. 8:10 pm Discussion Items for Next Meeting October 8th, 2025
 - Public Hearings: Preliminary PUD and Plat – Public Land Dedication.
 - Interpretive Education Panel Review
 - “Open Space Candidate Parcels: Opportunities for Preserving Open Space and Improving Trail Connectivity”- Ranking Properties
 - “Open Space Candidate Parcels: Opportunities for Preserving Open Space and Improving Trail Connectivity”- Determine Format for City Council Meeting on November 10, 2025
 - Discussion Items for Joint Meeting with Superior in November
10. Adjourn

Open Space Advisory Board Meeting Minutes

Wednesday, August 13, 2025, 7:00pm

Library 1st Floor Meeting Room

951 Spruce St.

1. 6:45 pm Call to Order**2. Roll Call**

- Present: Board members Michiko Christiansen, Andy Dorsey, Susan McEachern, Graeme Patterson, Brad Pugh, Daniel Rupp
- Absent: Ben Mow; Mark Poletti
- City Staff Present: Ember Brignull (Superintendent of Open Space), Adam Blackmore (Director of PROS), Diana Langley (City Manager); Bryon Weber (Project Manager), Ginger Cross (Marketing Specialist)

3. Approval of Agenda

- Motion: Brad
- Second: Daniel
- Action: Approved unanimously

4. Approval of Minutes

- Motion: Susan
- Second: Brad
- Action: Approved unanimously

5. 6:55 pm Staff Updates (5 Minutes)**Ember reviewed key items from the packet**

- In spring staff removed 37,000 pounds of grass
- Ember distributed a map of biocontrol on open space; biocontrol is a way of weed control without herbicides, but takes years to be effective
- Daughenbaugh resurfacing will be aggregate
- Staff will present at Colorado Open Space Alliance
- Next Thursday is a Finance Committee Meeting, which will include a discussion of a potential maximum amount for the land acquisition fund.

6. 7:00 pm Board Updates (5 Minutes)

- **E-bikes.** Susan attended the last city council meeting and spoke in support of the 15 mph speed limit on trails (which OSAB had endorsed and council did pass). She also advocated as a private citizen that signage should include notations that trails are limited to class 1 and 2 e-bikes. See August 7 Denver Post and Boulder Daily Camera article for details.
- **Executive Session Attendance.** Susan asked City Manager Langley about OSAB attendance at Council Executive Sessions that would discuss open space property acquisitions. Susan had reviewed the city ordinance and charter and

thought that there was some room for an OSAB member to attend an executive session if the council approved an ordinance.

Action: The City Manager indicated she will double-check with the city attorney and respond back to us.

- **Property Tour.** Susan and Adam noted that OSAB is being asked to have a quasi-judicial meeting next month regarding a land designation from Avista hospital when it moves. That will be during our normal meeting time. That means we cannot do a property tour on the regularly scheduled meeting date. The board discussed alternative dates for a property tour.

Action: Susan will follow up with the two absent members and then suggest a proposed date for a second meeting in September to review properties.

7. Letter to Council Regarding Open Space Positions

- The packet includes a letter that Susan proposes to send to the City Manager and council following our discussion in the previous two OSAB meetings.
- Motion to approve the letter as drafted: Brad
- Second: Andy
- Action: Approved unanimously

8. 7:05 pm Public Comments on Items Not on the Agenda (5 minutes, more time as needed)

- No members of the public spoke

9. 7:10 pm Discussion Item: Parks, Recreation, and Open Space Long Range Plan & Trail Master Plan Kick off Meeting. Presented by: DTJ Design Consulting Team (60 Minutes)

- Presentation by Keith Walzak from DTJ design. (See packet)
- Keith stressed that this was the first of several meetings and there would be further opportunities for OSAB to provide input on the plan
- There will be a joint advisory board meeting regarding trails with representatives from each board; OSAB will need to identify members for that joint meeting. Daniel had previously volunteered to be part of a Trails Tiger Team.
- In response to questions about engagement with stakeholder groups, Bryon indicated that generally those would include external groups that engage with PROS and trails – like Boulder County Open Space, Schools, Sports Leagues. Focus groups, open houses, and pop up groups will be opportunities for individuals from the community to give input.
- OSAB provided input to the prompts in the presentation
- **Public Comment:** Matt Jones noted that the trails plan should be based in part on identifying key habitat that should not have trails. He requested that the plan

protect riparian areas along Coal Creek by not extending trails through the areas that don't have trails now. He commented that the lack of a complete vegetation survey could handicap the trails plan.

- Discussion followed with questions and suggestions from board members on how to best structure surveys and pop up events and on the overall engagement strategy.

10. 8:10 pm Action Item: OSAB Approval of the City Manager Proposed Acquisition Process. Presented by: Diana Langley, City Manager (15 Minutes)

- **City Manager Communication with City Council Regarding the Acquisition Process**

City Manager Langley summarized her discussion with council regarding OSAB's proposed open space acquisition process. The proposed process will go to Council for discussion and potential adoption on September 2. In addition, Council is interested in learning more about tools for acquisition (e.g., rights of first refusal) and financing options when properties cost more than is in the acquisition reserve. They are also interested in understanding if OSAB wants fee title to properties or would support conservation easements or other strategies. Council is also wanting to understand more about how to use the OSAB ranking system to prioritize properties if multiple properties are available for purchase. [Post-meeting update: It was decided to defer the policy to the November workshop so that we can work through tools, the property list, and priorities, so that Council can keep that in mind while considering the policy.]

The City Manager noted that she took the OSAB property ranking list and added data on zoning, conservation easements, and other factors and is providing that to council. **Ember has the list and will send that list to OSAB.**

Public Comment: Matt Jones suggested involving county staff who solely work on acquisitions. He also noted that the county is often able to avoid executive session by relying on staff to handle negotiations. He also noted that property acquisitions can take a long time and extensive relationship building.

- **How will City Council Communicate its Property Priorities to OSAB**

11. 8:25 pm Discussion Item: OSAB Recommendations for 2025 "Potential Open Space Candidate Ranking" Criteria and Property Review. Presented By: Michiko Christiansen & Brad Pugh, OSAB Board Members (30 Minutes)

- **Determine Ranking Criteria**

- A. Will maintain same ranking criteria for now but will provide council with a simplified list that does not include numbers

B. Ember will revise the map to show the properties with county easements

- **Identify Properties to be Ranked and Properties for the Driving Tour**
 - A. Board agreed to focus on properties WW, BB, and two new potential properties
 - B. Will just have one tour
 - C. Susan will propose dates after talking with the missing board members

12. 8:55 pm Action Item: Approval of Bird City Resolution. Presented By: Susan McEachern, OSAB Chair (15 Minutes).

- Motion: Andy
- Second: Brad
- Action: Approved Unanimously

13. 9:10 pm Action Item: Gateway (MM) Acquisition- OSAB Recommendation to City Council for Louisville Contribution. Presented by Susan McEachern (15 Minutes)

See draft memo in packet. A citizen email from Cathern Smith to OSAB today concerning the acquisition suggested that OSAB not suggest a specific percentage but focus on making a meaningful contribution that would encourage future county partnerships.

Citizen Comment from Cindy Beddell – she indicated that she understood that a 25% to 50% contribution is probably appropriate. She also suggested that we continue to look at partnering with outside agencies and explore grant opportunities.

Citizen Comment from Matt Jones – Generally cities have split the cost with the county 50/50, although in some cases it has been 25%. Anything less than 25% would be seen as inappropriate by the county.

City Manager Langley noted that a meeting between city and county staff, two council members, and a county commissioner is being scheduled.

Discussion reflected the board members' strong desire to acquire the property but uncertainty about whether the memo should include a recommendation for a specific percentage contribution by the city.

- Motion: Susan moved that she submit a revised memo that replaces the reference to a 25% contribution with language to the effect of “OSAB strongly recommends that the City of Louisville make a meaningful contribution to the purchase of the property.”
- Second: Andy
- Action: Approved unanimously

14. Next Minute Takers

- September: Brad
- October: Mark
- November: Michiko
- December: Daniel
- January: Ben

15. Adjourn

Board Updates: LOSA Community Group Drafted Letter

Subject: Invest in All Louisville Green Spaces

Dear City Council Members,

We, the Louisville Open Space Advocates, deeply appreciate your ongoing support for our city's green spaces. Open Space and Parks together form the backbone of our community's connection to nature, environmental health, and civic identity. As you consider the 2026 budget, we urge you to invest in both—continuing strong support for Parks while also ensuring Open Space has the resources it needs to thrive.

Currently, Open Space receives no external funding support from the General Fund or Conservation Trust Fund beyond its share of the Open Space & Parks Sales Tax Fund and impact fees. All Open Space operations and capital projects are restricted to this limited revenue stream. In contrast, Parks benefits from significantly broader financial support, including:

- An annual transfer of over ~\$1M from the General Fund
- Full capital project funding from the General Fund Capital Project Fund and the Conservation Trust Fund (~\$2.4M in 2026 alone)
- A new annual transfer of ~\$100K from the Conservation Trust Fund beginning in 2026 through 2028

We support these investments in Parks. But we also ask that Council manage resources in a way that allows for meaningful investment in Open Space acquisition and restoration. This is not an either/or—it must be both.

Open Space property acquisitions, despite strong community support, partnership funding, and viable city funding options, are often met with hesitation or rejection. These opportunities are time-sensitive: once lost, they are gone for good. Available funding sources include the OS Acquisition Reserve, OS Fund Balance, General Fund reserves, and the Conservation Trust Fund. Council has the ability to adjust program and project timelines and draw on reserves to make room for urgent acquisitions.

To ensure Open Space can meet growing community needs and fulfill its mission, we respectfully request increased investment in the following priorities:

- **New Property Acquisitions**, including the Gateway Property, Coal Creek Riparian Zone parcels, and OSAB-recommended opportunities
- **OSAB Operations and Capital Budget Recommendations**
- **Critical Capital Projects**, such as:
 - Permanent water rights for Hecla Lake
 - In-stream flow protections for Coal Creek
 - Fishing pond restoration
 - Interpretation and education facilities
 - Trail connections
- **Strategic Staffing**, including:
 - A Grant Coordinator to pursue and administer additional revenue sources

- A dedicated Open Space Project Manager with planning and implementation expertise
- A PROS Department Volunteer Coordinator to support our invaluable community volunteers—Weed Whackers, Property Adopters, Citizen Scientists, and Raptor Observers

Open Space is a cornerstone of Louisville's identity and ecological resilience. With equitable support alongside Parks, Open Space can fulfill our community's and city charter's goals to

- Preserve wildlife habitat and biodiversity
- Safeguard watersheds, wetlands, and natural floodplains
- Maintain ecological corridors and native vegetation
- Increase climate resilience

Thank you for your thoughtful consideration and your commitment to all of Louisville's green spaces.

Sincerely,

[Your Name]

On behalf of Louisville Open Space Advocates

MEMORANDUM

To: City Council
Cc: Adam Blackmore, Parks, Recreation, and Open Space
Director; Ember Brignull, Open Space Superintendent;
City Manager, Diana Langley
From: Open Space Advisory Board
Date: September 8, 2025
Re: Acquisitions Reserve Cap

The Open Space Advisory Board is glad to see that City Council has been discussing the funding of a long-term reserve for future open space purchases. As we know, opportunities for acquiring high-value open space properties are rare and once missed are gone forever. We recognize that an acquisitions reserve is just one of several funding sources, which also include grant money, the general fund, and partnerships with other municipalities.

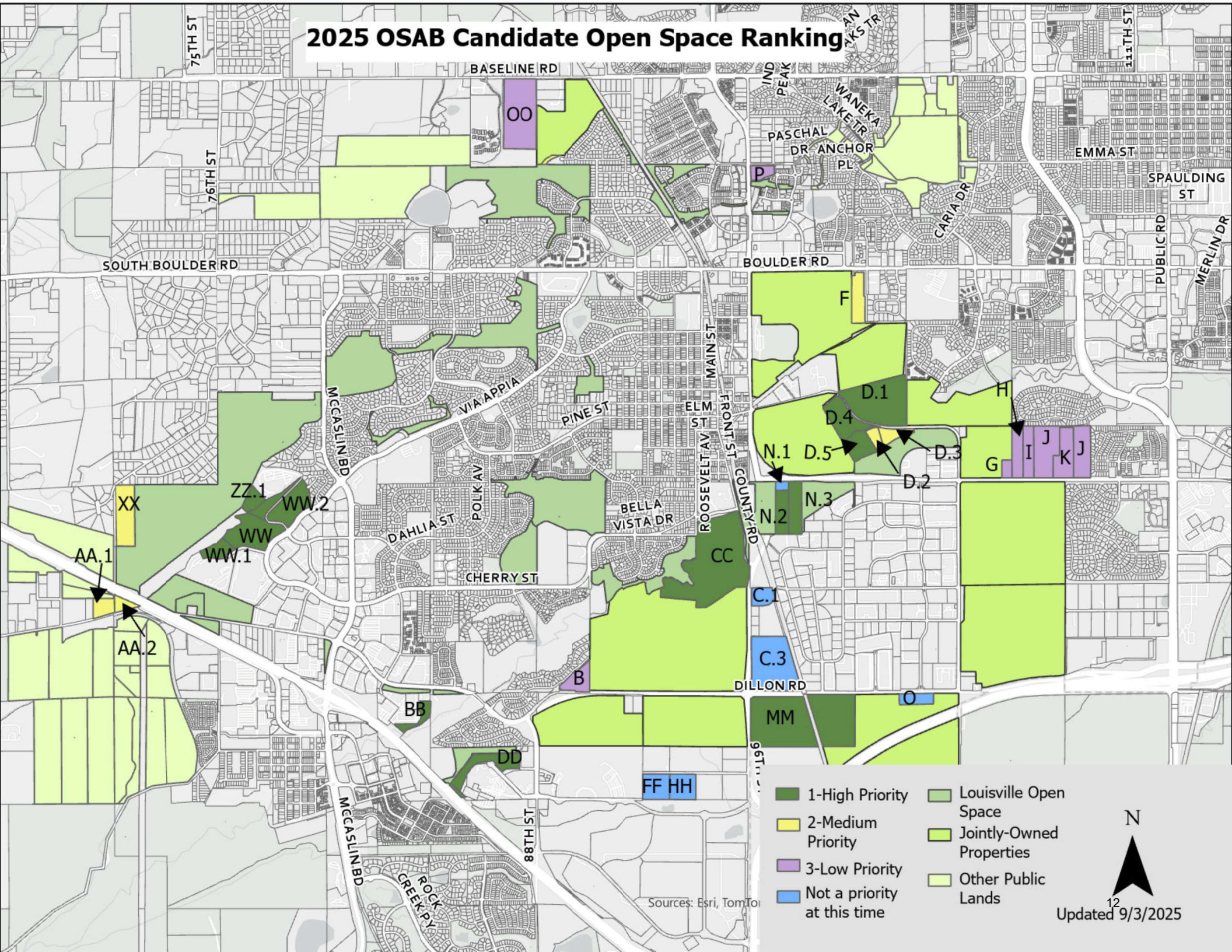
However, it is an important component, and OSAB feels that the cap of \$5 million suggested by Council is too low for future needs given the ever-increasing cost of real estate. The board recommends setting the cap at \$10 million, recognizing that this cap will not be reached for twenty years with annual contributions of \$300,000.

Parcel	Size (acres)	Conservation Easement	Zoning (See note at bottom)	Natural Resource Value (1-10)	User Experience Value (1-10)	Strategic Value (1-10)	Totals	Additional Notes
OO								
P								
CC	67.54	Y	AG					
WW	19.27		PCC					
WW.1	6.03		PCC					
ZZ.1	4.72		PCC					
D.1	14.75	Y						
BB	5.04		CB					
N.2	8.28							
N.3	9.9							
D.4	11.05	Y						
WW.2	19.6		PCC					
D.5	8.9	Y						
D.2	3.33							
AA.1	4.71							
AA.2	2.68							
D.3	5							
N.1	1.65							
XX	19.03							
F	9.13		PCC					
B	7.96							
J	30.22		Lafayette -AG					
G	2.59		Lafayette -AG					
H	8.21		Lafayette -AG					
I	8.1		Lafayette -AG					
K	12.05		Lafayette -AG					
C.1	5.2							
C.3	30.5							
FF	9.65							
HH	9.72							
O	4.93							

AG = Agriculture:

PCC= Planned Community Commercial; CB = Commercial Business

2025 OSAB Candidate Open Space Ranking



Draft Possible Format for Presentation of Acquisition Rankings to City Council

Parcel	Size (acres)	Conser- vation Easemen t	Zoning	Priority	Acquisition Strategy	Rationale	Parcel2	Possible goals
High Priority - Significant Habitat or Recreation Value							High Priority - Significant Habitat or Recreation Value	
WW	19.27	N	Comm	H	Outreach to Owner; Purchase	contiguous to Davidson Mesa, ag ditch, works best in conjunction with other WW & ZZ properties, habitat	WW	trail connectivity to Lake-to-Lake Trail, buffer, no/low further developemnt, 4H
WW.1	6.03	N	Comm	H	Outreach to Owner; Purchase	contiguous to Davidson Mesa, ag ditch, works best in conjunction with other WW & ZZ properties, habitat	WW.1	trail connectivity to neighborhood, buffer, no/low further developemnt
Medium Priority - Existing Conservation Easement or Somewhat Lower Values But Still Important							Medium Priority - Existing Conservation Easement or Somewhat Lower Values But Still Important	
CC	67.54	Yes		M	Monitor	cultural & historical & iconic value, riparian, wooded	CC	trail easement along creek, trail to south towards Dillon, possible city cultural facility, no further development
N.3	9.9	N			Review Easement	Coal Creek crosses the land, adjacent to other open space, several buildings, zoned ag, need other N properties to make worthwhile	N.3	protect creek, reroute trail corridor along creek (though many members thought this was unlikely)
Low Priority - No Current Action but Consider Purchase if Property is For Sale							Low Priority - No Current Action but Consider Purchase if Property is For Sale	
D.5	8.9	N			Monitor	zoned agriculture, has house, Coal Creek crosses the land, works best in conjunction with other D properties	D.5	buffer to Aquarius, conservation easement, agricultural uses, no further development
Not a Priority							Not a Priority	
G	2.59				No Action	zoned agricultural, houses, need other properties to make worthwhile	G	