

# ***Parks & Public Landscaping Advisory Board Agenda***

**October 1, 2025  
Library Meeting Room  
951 Spruce Street  
6:30 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.*

- You can call in to **+1 408 638 0968 or 833 548 0282 (Toll Free)**, Webinar ID # 885 1622 9475
- You can log in via your computer. Please visit the City's website here to link to the meeting: [www.louisvilleco.gov/pplab](http://www.louisvilleco.gov/pplab)

*The Board will accommodate public comments during the meeting. Anyone may also email comments to the Board prior to the meeting at [AMcneal@LouisvilleCO.gov](mailto:AMcneal@LouisvilleCO.gov).*

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes
- V. Public Comments on Items Not on the Agenda
- VI. Planning Review- 1155 Pine Street
  - Resolution - vote
- VII. Long Range Plan- Bryon Weber and DTJ
- VIII. Board Report

---

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](mailto: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 or email [Clerksoffice@louisvilleco.gov](mailto:Clerksoffice@louisvilleco.gov)

- IX. Staff Report
- X. Discussion Items for Next Meeting
- XI. Adjourn

**Parks and Public Landscaping Advisory Board Meeting Minutes**

Wednesday, September 3, 2025, 6:30pm

Library 1<sup>st</sup> Floor Meeting Room

951 Spruce St.

**1. Call to Order**

Meeting Called to order by Julian Denat, Co-chair, 6:31 PM

**2. Roll Call**

Ash, Jody, Chair, Absent

Buck, Signe, Absent

Denat, Julien, Present

Kelsey, Kathy, Present

Kutscher, Gene, Present

Webb, John, Secretary, Present

McNeal, Abby, Parks Superintendent, Present

**Guests:**

None present

**3. Approval of Agenda**

Moved and approved

**4. Approval of Minutes**

Moved and approved

**5. Public Comments on Items Not on the Agenda**

John commented that the newly planted perennials at the Arboretum demonstration garden were being visited by many different types of bees, including honey and native bees. He took some photographs to be passed on to the Parks department.

**6. Board Report**

The Louisville Bee City Committee did not participate in the Labor Day Parade this year due to schedule conflicts.

Louisville Bee City Committee met earlier this evening to discuss future plans.

Parks and Recreation Board Joint board subcommittee needs to follow up with Kathy Martin.

Tennis court issues of maintenance and shortage of facilities continue to be ongoing.

Gene acknowledged that the Louisville golf course has been approved by the Audubon organization.

Children from the community have been fishing in the ponds at the golf course, in violation of city practices, scaring away wildlife and posing a safety hazard. Abandoned fishing lines can cause damage to golf course equipment. Gene suggested that more strict enforcement is needed, including warning children and notifying parents of inappropriate and potentially dangerous activity. Neighbors have complained, but calls to the golf course, but the golf course staff have not been responsive. Communication needs to be improved.

Abby will reach out to golf course general manager and will pass on Gene's contact info.

## **7. Staff Report**

Meeting packet contains updates on CIP from Bryan that PPLAB has requested General Park Maintenance Standards are in continuous review by Parks Staff, supplemented by updated information from quarterly internal reviews.

Gene commented that he was very pleased with median restoration on Dillon Road

Parks staff have modified median restoration plantings based on experience with McCaslin medians. One issue at the McCaslin medians has been weed seeds blowing in prior to plantings becoming established. Abby noted that sight lines have been improved, and more sustainable plantings have been used. Via Apia median work at McCaslin intersection is coming along, with 80% completion so far.

September is a good time for planting in the restored medians. Parks is installing hardier plants, with more than 80 new plants on medians on McCaslin, including blue fescue, blue gramma, and ice plants, providing lots of color

Bryan has been happier with this latest iteration with medians from Cherry to Dillon Road.

Mowing on McCaslin and Dillon medians during last year was only needed once a month. With our wet Spring, some additional mowing was required. Our staff-modified small mower with larger wheels has been performing well in the medians with the new plant mixtures.

Gene noted that the Misson Green Tennis courts near Warembourg open space looks nice and is well maintained.

Abby noted that Parks Staff have been told that things are looking good! WE are getting good at taking care of what we have. Seasonal staff and contracted labor are more strategically targeted.

Julien asked what will happen to medians in the future?

Abby replied that we are moving through phase 2, which was considered and approved by PPLAB in the Fall of 2024. Water usage and maintenance reduction are the current priorities.



Gene asked if the new CU development at the Theater placed additional requirements on the city. Abby replied that the current Louisville building code requires that green space be maintained by the occupier.

Red Tail Ridge (RTR) infrastructure is going in. Streets and sidewalks maintenance comes to Parks Dept. when completed, no discussions on landscaping yet. Parks will need additional resources for sidewalk care. The park development on the NW corner of RTR does not yet have a budget from the city for the park's future development. Is the developer contributing money for park construction?

Emerald Ash borer damage to large trees along S Boulder Road is being mitigated. Chris is continuing with remedial chemical (non-neonicotinoid) treatments. Can the community learn effective treatments from Louisville's experience?

Ginger will work with Abby to spread the word through social media and community newsletter, which will also include the work on Japanese beetle mitigation that PPLAB has completed. The city website has an integrated pest management landing page, which offers city staff consultations for pest treatments, and a list of approved arborists.

Gene asked what the per tree treatment for EAB cost? Abby replied that Chris, our city arborist, will know.

Additional questions on the CIP will be answered in October at the PPLAB meeting.

Historic Cultural Preservation committee has requested PPLAB review of city policy on where historic markers are placed on city property. PPLAB discussed criteria submitted by Historic Preservation board with overall favorable response. Suggested a more focused note on consideration of indigenous people in the first bullet point. Abby noted that the city staff had no significant issues with the proposed guidelines. A marker at the Art Center might be placed where a tree was taken down.

Request from OSAB relayed by Abby for Trails advisory board volunteers. Kathy volunteered. Considerations include a trail master plan, mobility plan, trail connectivity. Funding for wayfinding finding was approved at council last night, to include maps and signage improvements. Lots of work in OSAB to make this happen!

Abby provided an overview of costs of organic vs nonorganic park management. Pirates and Memory Square have had organic management in the past, whereas Community Park has needed additional nonorganic treatments to repair wear and tear due to concerts, etc. Pirates Park needs 6 reapplications due to low concentration of organic fertilizers. Memory Park has a similar schedule. Cost per acre is shown in the meeting packet, but no staff costs are included. There is not a large difference, but it does add up due to frequency. No pesticides are used on turf, some pesticides are used on hardscape. The best way to fight weeds is to grow good grass, amend soil! Some parks departments in New England are experimenting with nitrogen fixing plants in turf. White clover works well but doesn't

wear well. There are new turf grasses for parks that should do well in heat and drought conditions.

**8. Discussion Items for Next Meeting – October 1, 2025**

Presentation by long range planning consultant. Includes a look at where Louisville will be in the next 10 years. Consultant will provide exercises to help engage the community. Geene wondered if money spent on consultants would better be spent on building new facilities. Abby commented that having a road map is a good idea, to help focus priority

**9. Adjourn**

Meeting adjourned 7:50 pm

**ITEM:** PUPL-000525-2024– 1155 Pine Street Planned Unit Development and Subdivision Plat

**STAFF:** Matt Post, AICP, Senior Planner

**REQUEST:** Approval of Resolution 01, Series 2025 recommending to the City Council approval of a fee in lieu of the twelve percent dedication of land required for public purposes when a property is subdivided

**SUMMARY:**

The applicant, Travis Ramos, has submitted a Planned Unit Development (PUD) and Subdivision Plat application for the property located at 1155 Pine Street to establish a live-work use on the subject property. The property is located within the Commercial Community (C-C) zone district and is subject to the [Downtown Design Handbook](#) regulations. A PUD is required for all new development within commercially zoned areas of the City and allows for the review of a proposed project, with elements including building siting and design, overall site design, landscaping, utilities, grading and drainage. Because the property is currently unplatted, the applicant is also required to formally plat the property through the Subdivision Plat process.

Louisville Municipal Code (LMC) [Sec. 16.16.060](#) (Public sites and dedications), requires that properties which have not been previously subdivided dedicate land for public purposes. For commercial properties, at least twelve percent (12%) of the total land area being subdivided shall be dedicated. If appropriate, the City may accept a cash payment in lieu of land dedication, equal in value to twelve percent (12%) of the appraised value.

Specific to the Parks and Public Landscaping Advisory Board's (PPLAB) review authority, the board shall serve in an advisory capacity to review and make recommendations to the City Council on matters related to parks and public landscaping, including the review of Subdivision Plat applications that include public use dedications or cash in lieu of public land dedications pursuant to LMC Sec. 16.16.160.

**BACKGROUND**

The property at 1155 Pine Street is a 9,812 square-foot, unplatted lot developed with a single-family home and railcars as accessory structures. It is prominently located at the corner of Pine Street and Highway 42, which serves as a key gateway into Downtown Louisville, and is adjacent to a small parcel maintained by the City as a park. The site is within the Commercial Community (C-C) Zoning District and within the easternmost portion of Downtown Louisville.

This portion of Downtown was historically shaped by coal mining operations and three intersecting railroad tracks that once formed a “wye” for turning trains. Although the rail spurs have been removed, the area continues to exhibit a non-standard lot and block

pattern reflecting these early industrial uses. Historical records indicate that most houses along this stretch of Pine Street, including 1155 Pine Street, were likely built in the 1920s.

The property lies within the Highway 42 Revitalization Area and the Mixed-Use Zone District overlay. These designations were established through the 2003 Highway 42 Revitalization Framework Plan, the subsequent Comprehensive Plan Amendment, and the Urban Renewal Plan. Together, these documents aim to address blight, stimulate reinvestment, and guide redevelopment toward mixed-use development supportive of a future transit rail corridor. To implement this vision, properties within this revitalization area are required to rezone to a Mixed-Use district designation in the event the redevelopment of a property occurs.



*Vicinity Map*

In July of this year, the applicant presented a Concept Plan application to the City Council to consider removing the property from the Mixed-Use Zone District overlay via a Zoning Map Amendment to allow development of the site to occur under the C-C zone district standards and the Downtown Design Handbook regulations. The Council provided the applicant with nonbinding, advisory feedback indicating support for the request to move forward as a formal application. The Concept Plan materials are available [here](#).

In September of this year, the Historic Preservation Commission (HPC) considered a request for landmarking, alteration certificates, and grant funding to support modification of the existing home and to relocate another historic home to the property. The HPC accepted staff's recommendation, and those meeting materials are available [here](#).

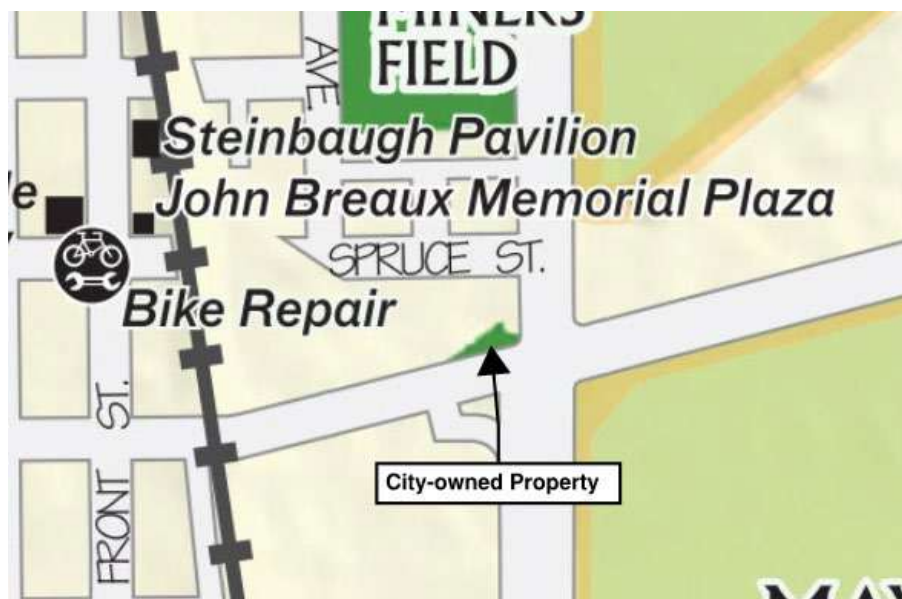
## **PROPOSAL:**

As part of the PUD and Plat application, the applicant proposes to establish a live-work use on the subject property. Pursuant to the City's land use regulations, live-work is considered a commercial land use. The platting of this previously unplatted property requires compliance with the public land dedication standards set forth in LMC [Sec. 16.16.060](#). In accordance with these requirements, twelve percent (12%) of the area

being subdivided for a commercial purpose must be dedicated for public use, or the applicant must provide a fee in lieu equal to twelve percent (12%) of the appraised value of the property.

The subject property is approximately 9,812 square feet in size. Based on the proposed commercial use, the mandatory dedication requirement is calculated at 1,177 square feet (12%). As part of this application, the applicant requests that the City consider accepting an on-site dedication to expand the City-owned property to the east of and concurrent with this site.

The property immediately to the east is classified as a park and maintained by the City's Parks Division, although it does not have a formal name. The City-maintained area is approximately 6,300 square feet and includes irrigated turf, an annual planting bed, and a historic miner's cart feature.



*Excerpt from PROS Map*

#### **ANALYSIS:**

Louisville Municipal Code (LMC) [Sec. 2.20.080](#) states that the Parks and Public Landscaping Advisory Board (PPLAB) is to hold a public hearing to review any development application with a proposal for public use dedication or cash in lieu of public use dedications. Subsection D outlines the intent and scope of the review.

#### **LMC Sec. 2.20.080.D.2**

*The intent of the board's review is to advise the planning commission and city council on those parts of the land development application related to:*

- 1. Park development within the project boundaries, including the preferred locations for parks and whether the application meets the*

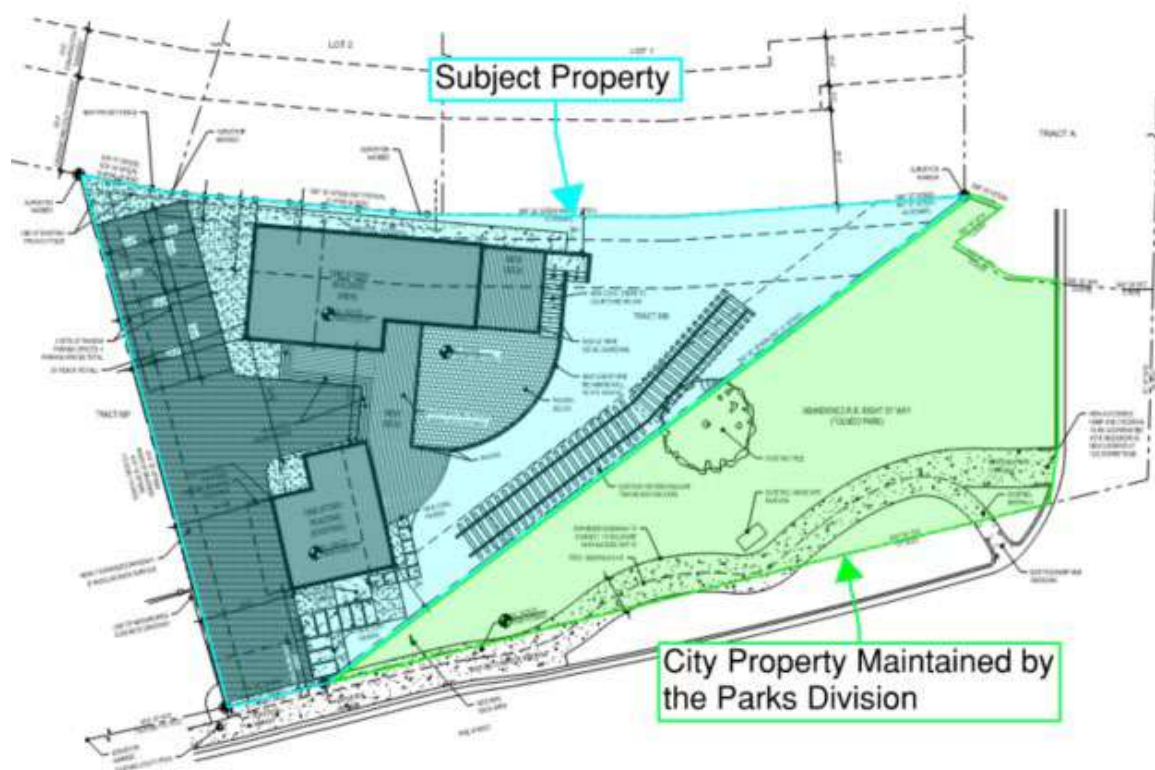


*criteria for park development set forth in the city Code, comprehensive plan, and other city-adopted policies;*

- 2. Infrastructure or improvements relating to parks; and*
- 3. If the application does not include a park dedication, the board may recommend that the application be revised to include a park element.*

The [2013 Comprehensive Plan](#) does not include specific policies on parkland acquisition. However, it includes relevant goals and policies that call for maintaining Louisville's existing level of service for parks as the community grows (Principle PROST-2, p. 45) and for renovating, expanding, and developing additional park and recreation facilities (Principle PROST-12, p. 46).

The 2012 PROST Master Plan calls for maintaining Louisville's high level of service for parks, open space, and trails as the community matures, including reviewing areas where service is below the citywide average and ensuring that redevelopment areas provide comparable access.



*Subject Property and City-Owned Property*

When considering a dedication of land for public purposes, as required pursuant to LMC Sec. [Sec. 16.16.060](#), consideration shall be given to the following factors:

- The size of the development and whether it can accommodate an appropriate public use site; and
- The relationship of the proposed community facilities to the overall comprehensive development plan and the school district's master plan; and
- The availability of existing parks and public facilities in the surrounding area; and
- The topography, geology, and location of land within the subdivision suitable for dedication; the needs of residents in the area; and
- And any other relevant considerations.

Staff has evaluated the applicant's request for on-site public land dedication against the criteria set forth in LMC Sec. 16.16.060. Based on this evaluation, staff finds that dedication of public land on this property would not satisfy the intent of the code.

The subject property is 9,812 square feet in size and is being developed under a PUD and Plat that establishes a live-work use and related site improvements. The property contains existing features, including a caboose and rail car which are sited directly adjacent to the City-owned property to the east, which are not proposed to be relocated as part of this application. As a result, dedicating a portion of this property to expand the City-owned parcel to the east would create a property with an odd and irregular configuration that provides no clear public benefit in this location. Further, an expansion of City-owned property would generate additional maintenance and cost obligations that the Parks Division is not willing to accept in this location.

Based on the practical difficulties associated with accepting additional public land dedication on this site, staff recommend that the City accept a fee in lieu of public land dedication. The fee in lieu shall be calculated based on the appraised value of the land to be subdivided, which equates to twelve percent (12%) of the appraised value.

For reference, Redfin currently estimates the value of the property at 1155 Pine Street between \$443,000 and \$537,000, and the property most recently sold in 2023 for \$493,000. Using this valuation range, the estimated fee in lieu would likely range from \$53,160 to \$64,400.

The final fee in lieu will be based on an appraisal, which the applicant must supply. The fee will be placed into a general fund and may be utilized for the acquisition of land for public purposes, or other public purposes as determined by the City Council.

**PUBLIC COMMENTS:**

No public comments have been submitted.

**STAFF RECOMMENDATION:**

Approval of Resolution 01, Series 2025 recommending to the City Council approval of a fee in lieu of the twelve percent dedication of land required for public purposes when a property is subdivided

**ATTACHMENTS:**

- A. PPLAB Resolution 01, Series 2025
- B. Planned Unit Development
- C. Subdivision Plat



**RESOLUTION NO. 01  
SERIES 2025**

**A RESOLUTION FROM THE PARKS AND PUBLIC LANDSCAPING ADVISORY  
BOARD RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A FEE IN LIEU  
OF THE TWELVE PERCENT DEDICATION OF LAND REQUIRED FOR PUBLIC  
PURPOSES WHEN A PROPERTY IS SUBDIVIDED**

**WHEREAS**, Travis Ramos, the applicant, has applied for a Planned Unit Development (“PUD”) and Subdivision Plat (“Plat”) to develop the property at 1155 Pine Street; and

**WHEREAS**, pursuant to Louisville Municipal Code Sec. 16.16.060 (Public Sites and Dedications), properties that have not been previously subdivided are required to dedicate twelve percent (12%) of the land area being subdivided for public purposes, or provide a fee in lieu equal to twelve percent (12%) of the appraised value of the property; and

**WHEREAS**, Section 2.20.080 of the Louisville Municipal Code outlines the process and standards for the Parks and Public Landscaping Advisory Board to review development applications at a public hearing and make a recommendation to the City Council on the relevant aspects of those applications; and

**WHEREAS**, the Parks and Public Landscaping Advisory Board has considered the application at a duly noticed public hearing on October 1, 2025, where evidence and testimony were entered into the record.

**NOW THEREFORE, BE IT RESOLVED** that the Parks and Public Landscaping Advisory Board of the City of Louisville, Colorado does hereby recommend approval of a fee in lieu of the twelve percent (12%) dedication of land required for public purposes when a property is subdivided for the property at 1155 Pine Street.

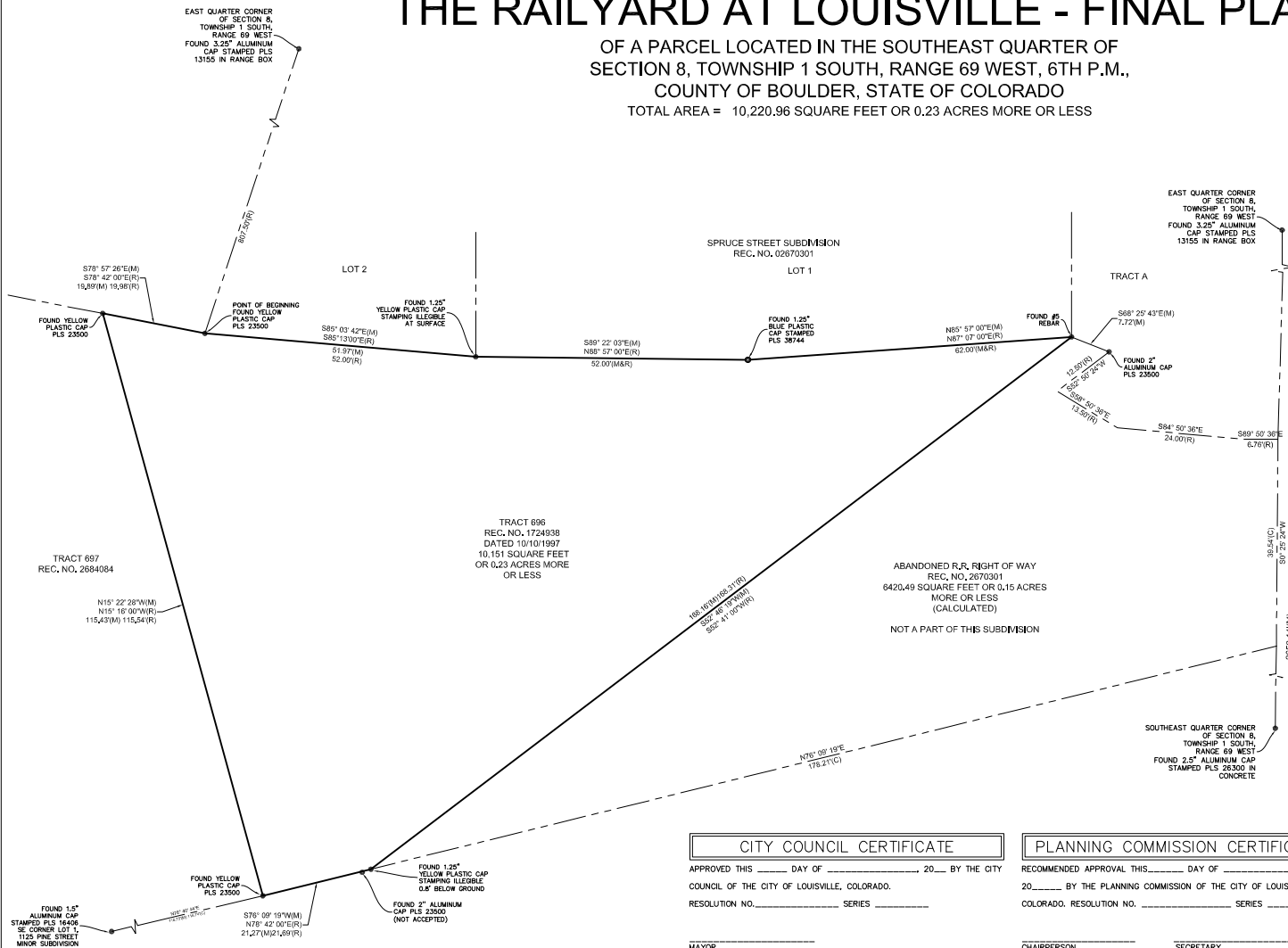
**PASSED AND ADOPTED** this 1st day of October, 2025.

By: \_\_\_\_\_  
Jody Ash, , Chair  
Parks and Public Landscaping Advisory  
Board

Attest: \_\_\_\_\_  
John Webb, Secretary  
Parks and Public Landscaping Advisory Board

# THE RAILYARD AT LOUISVILLE - FINAL PLAT

OF A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF  
SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST, 6TH P.M.,  
COUNTY OF BOULDER, STATE OF COLORADO  
TOTAL AREA = 10,220.96 SQUARE FEET OR 0.23 ACRES MORE OR LESS



## CITY COUNCIL CERTIFICATE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE CITY  
COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.  
RESOLUTION NO. \_\_\_\_\_ SERIES \_\_\_\_\_

MAYOR \_\_\_\_\_  
CITY CLERK \_\_\_\_\_

SEAL

## BOUNDARY CLOSURE REPORT

FROM THE POINT OF BEGINNING:

COURSE: S85° 03' 42\"E LENGTH: 51.97'  
COURSE: S89° 22' 03\"E LENGTH: 52.00'  
COURSE: N85° 57' 00\"E LENGTH: 62.00'  
COURSE: S52° 46' 19\"W LENGTH: 168.16'  
COURSE: S76° 09' 19\"W LENGTH: 21.27'  
COURSE: N15° 22' 28\"W LENGTH: 115.43'  
COURSE: S78° 58' 27\"E LENGTH: 19.90'

PERIMETER: 490.72' AREA: 10,150.93 SQ. FT.  
ERROR CLOSURE: 0.001' COURSE: S66° 04' 58\"W  
PRECISION: 1:47,620.69'

## PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE,  
COLORADO. RESOLUTION NO. \_\_\_\_\_ SERIES \_\_\_\_\_

CHAIRPERSON \_\_\_\_\_

SECRETARY \_\_\_\_\_

## DEDICATION AND OWNERSHIP

KNOWN BY ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED BEING THE  
OWNER OF A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE  
SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST  
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF  
COLORADO, RECORDED AT REC. NO. 035474MD, BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 1  
SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, FROM WHENCE  
THE SOUTHEAST CORNER OF SAID SECTION 8 BEARS SOUTH 00°07'00\" WEST,  
AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;  
THENCE SOUTH 14°50'13\" WEST, 607.50 FEET TO THE TRUE POINT OF  
BEGINNING; THENCE SOUTH 80°37'00\" EAST, 52.00 FEET; THENCE NORTH  
88°57'00\" EAST, 52.00 FEET; THENCE NORTH 87°07'00\" EAST, 62.00 FEET;  
THENCE SOUTH 52°41'00\" WEST, 168.31 FEET TO THE NORTH RIGHT-OF-WAY  
LINE OF PINE STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH  
76°00'00\" WEST, 21.69 FEET; THENCE NORTH 15°16'00\" WEST, 115.54 FEET;  
THENCE SOUTH 78°42'00\" EAST, 19.98 FEET TO THE TRUE POINT OF  
BEGINNING.

CONTAINING 10,151 SQUARE FEET OR 0.23 ACRES, MORE OR LESS

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS SHOWN HEREON  
CONTAINED UNDER THE NAME AND STYLE OF "THE RAILYARD AT LOUISVILLE",  
A SUBDIVISION OF A PART OF THE CITY OF LOUISVILLE, COUNTY OF  
BOULDER, STATE OF COLORADO.

WITNESS MY HANDS AND SEAL(S) THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_ 20\_\_\_\_

TRAVIS RYAN RAMOS

LAURA LEIGH RAMOS

## GENERAL NOTES

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL  
ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS  
AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION  
BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN  
YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC  
LAND SURVEY MONUMENT OR ACCESSORY COMITS A CLASS TWO (2)  
MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY COLORADO ILC  
TO DETERMINE OWNERSHIP, EASEMENTS OR OTHER MATTERS OF PUBLIC  
RECORD. INFORMATION CONTAINED HEREON IS BASED ON THE OBSERVATIONS  
ON SITE AT TIME OF FIELD VISIT, THE RECORDED SUBDIVISION PLAT OF  
RECORD, AND/OR OTHER RECORDED SURVEY OR DOCUMENTS FURNISHED BY  
THE PERSON, CORPORATION, BUSINESS, TITLE COMPANY OR OTHER ENTITY  
NAMED HEREON, UNLESS OTHERWISE NOTED. LAND TITLE INSURANCE  
CORPORATION TITLE COMMITMENT NUMBER K70821608-2 DATED 10/19/2023  
WAS PROVIDED BY CLIENT.
4. ALL DISTANCES ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET AND  
DECIMALS THEREOF, DEFINED AS EXACTLY 1200/3937 METERS.
5. NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED  
ON THE ATTACHED MAP IS EITHER STATED OR IMPLIED UNLESS THIS COPY  
BEARS AN ORIGINAL SIGNATURE OF THE REGISTERED LAND SURVEYOR NAMED  
HEREON.
6. BASIS OF BEARINGS: BEARINGS ARE BASED ON GRID BEARINGS, THE EAST  
SECTION LINE OF THE SOUTHEAST QUARTER OF SECTION 8, BETWEEN  
MONUMENTS AS SHOWN HEREON, BEARING S00°25'54\" W WITH ALL BEARINGS  
BEING RELATIVE THERETO.

## SURVEYOR'S CERTIFICATE

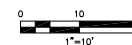
I, ADAM CRAIG SAMPSON, A PROFESSIONAL LAND SURVEYOR LICENSED TO  
PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY  
CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION,  
RESPONSIBILITY, AND THE SURVEY IS NOT A GUARANTY OR WARRANTY,  
EITHER EXPRESSED OR IMPLIED, AND IS IN ACCORDANCE WITH APPLICABLE  
STANDARDS OF PRACTICE, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE  
AND BELIEF.

## PRELIMINARY RESULTS

ADAM CRAIG SAMPSON, P.L.S. 38744  
COLORADO PROFESSIONAL LAND SURVEYOR

|          |          | JOB NUMBER                |                       |
|----------|----------|---------------------------|-----------------------|
|          |          | 24-11-1022                |                       |
|          |          | PAGE 1 OF 1               |                       |
| 0        | 11/18/24 | 3000 LAWRENCE ST. STE.111 | DRAWN BY: CHECKED BY: |
| NO.      | DATE     | DENVER, CO 80205          | ACS DS                |
| REVISION |          | 303-668-7540              |                       |

**Colorado ilc**  
LAND SURVEYING



## LEGEND

- = FOUND MONUMENT AS NOTED
- (C) = CALCULATED INFORMATION
- (R) = RECORD INFORMATION
- (M) = MEASURED INFORMATION
- = PROPERTY LINE
- = LOT LINE

PINE STREET  
60' R.O.W.



**DAJ DESIGN**  
922A MAIN STREET  
LOUISVILLE, CO 80027  
P. 303.527.1100  
INFO@DAJDESIGN.COM

## AUGUST 12, 2025



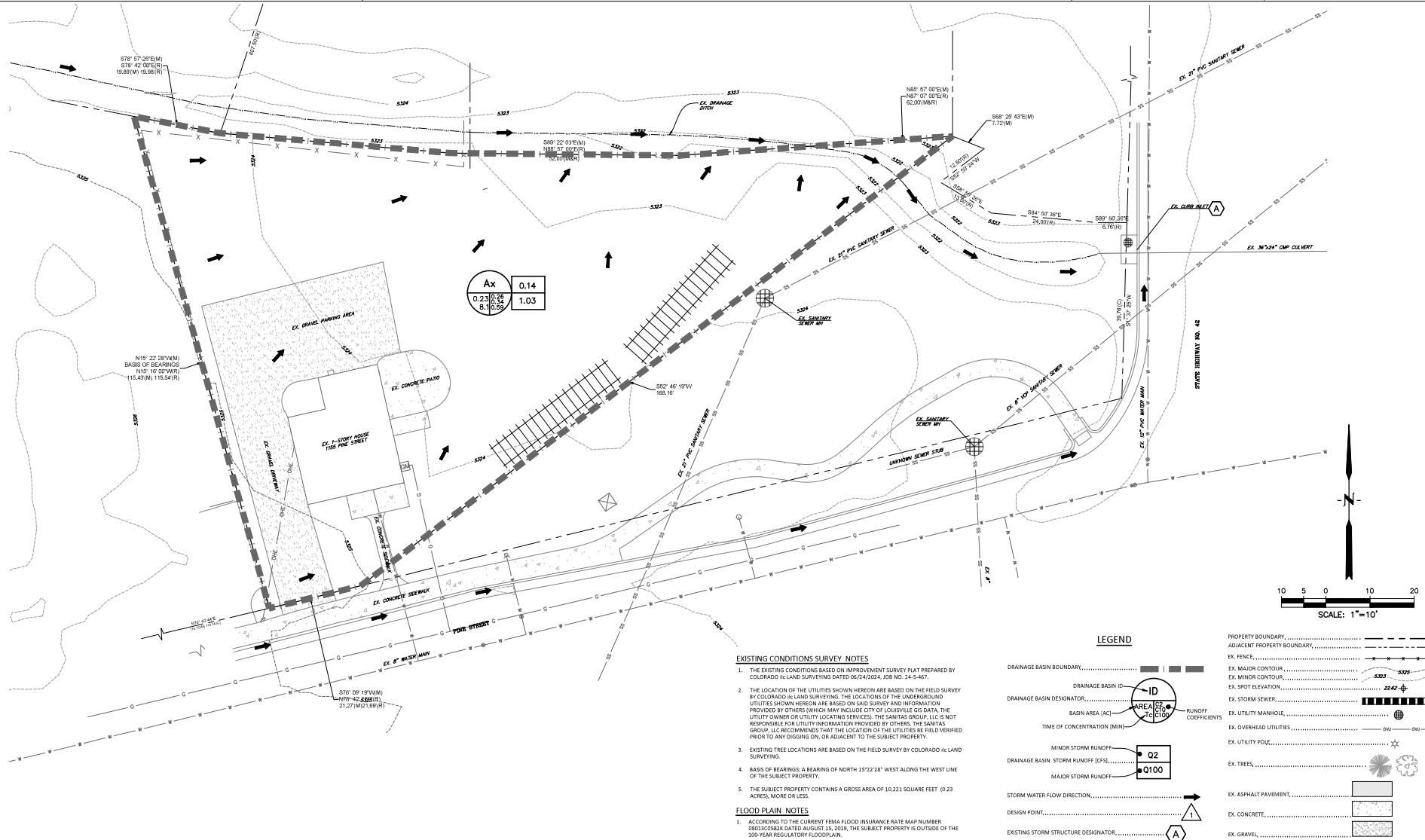
THE RAILYARD AT LOUISVILLE PUD  
SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



**Sanitas**  
Group  
815 FRONT ST. SUITE 300  
LOUISVILLE, CO 80027  
P: 303.527.1180  
INFO@DAJDESIGN.COM



**DAJDESIGN**  
822A MAIN STREET  
LOUISVILLE, CO 80027  
P: 303.527.1180  
INFO@DAJDESIGN.COM



**EXISTING CONDITIONS SURVEY NOTES**

- THE EXISTING CONDITIONS BASED ON IMPROVEMENT SURVEY PLAT PREPARED BY COLORADO IC LAND SURVEYING DATED 06/24/2024, JOB NO. 24-S-467.
- THE LOCATION OF THE UTILITIES SHOWN HEREON ARE BASED ON THE FIELD SURVEY BY COLORADO IC LAND SURVEYING. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY OTHERS (WHICH MAY INCLUDE CITY OF LOUISVILLE GIS DATA, THE UTILITY OWNER OR UTILITY LOCATING SERVICES). THE SANTITAS GROUP, LLC IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. THE SANTITAS GROUP, LLC RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
- EXISTING TREE LOCATIONS ARE BASED ON THE FIELD SURVEY BY COLORADO IC LAND SURVEYING.
- BASES OF BEARINGS: A BEARING OF NORTH 15°22'28" WEST ALONG THE WEST LINE OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY CONTAINS A GROSS AREA OF 10,221 SQUARE FEET (0.23 ACRES), MORE OR LESS.

**FLOOD PLAIN NOTES**

- ACCORDING TO THE CURRENT FEMA FLOOD INSURANCE RATE MAP NUMBER 08033086K DATED AUGUST 15, 2019, THE SUBJECT PROPERTY IS OUTSIDE OF THE 100-YEAR REGULATORY FLOODPLAIN.

**LEGEND**

|                            |       |                      |       |
|----------------------------|-------|----------------------|-------|
| DRAINAGE BASIN BOUNDARY    | ..... | PROPERTY BOUNDARY    | ..... |
| ADJACENT PROPERTY BOUNDARY | ..... | EX. FENCE            | ..... |
| EX. MAJOR CONTOUR          | ..... | EX. MINOR CONTOUR    | ..... |
| EX. SPOT ELEVATION         | ..... | EX. STORM SEWER      | ..... |
| EX. UTILITY MAINHOLE       | ..... | EX. UTILITY MANHOLE  | ..... |
| EX. OVERHEAD UTILITIES     | ..... | EX. UTILITY POLE     | ..... |
| EX. TREES                  | ..... | EX. ASPHALT PAVEMENT | ..... |
| EX. CONCRETE               | ..... | EX. GRAVEL           | ..... |

**EXISTING CONDITIONS DRAINAGE PLAN**

SCALE: 1" = 10'

**SHEET: DR-1**

DATE: 19 MAY 2025

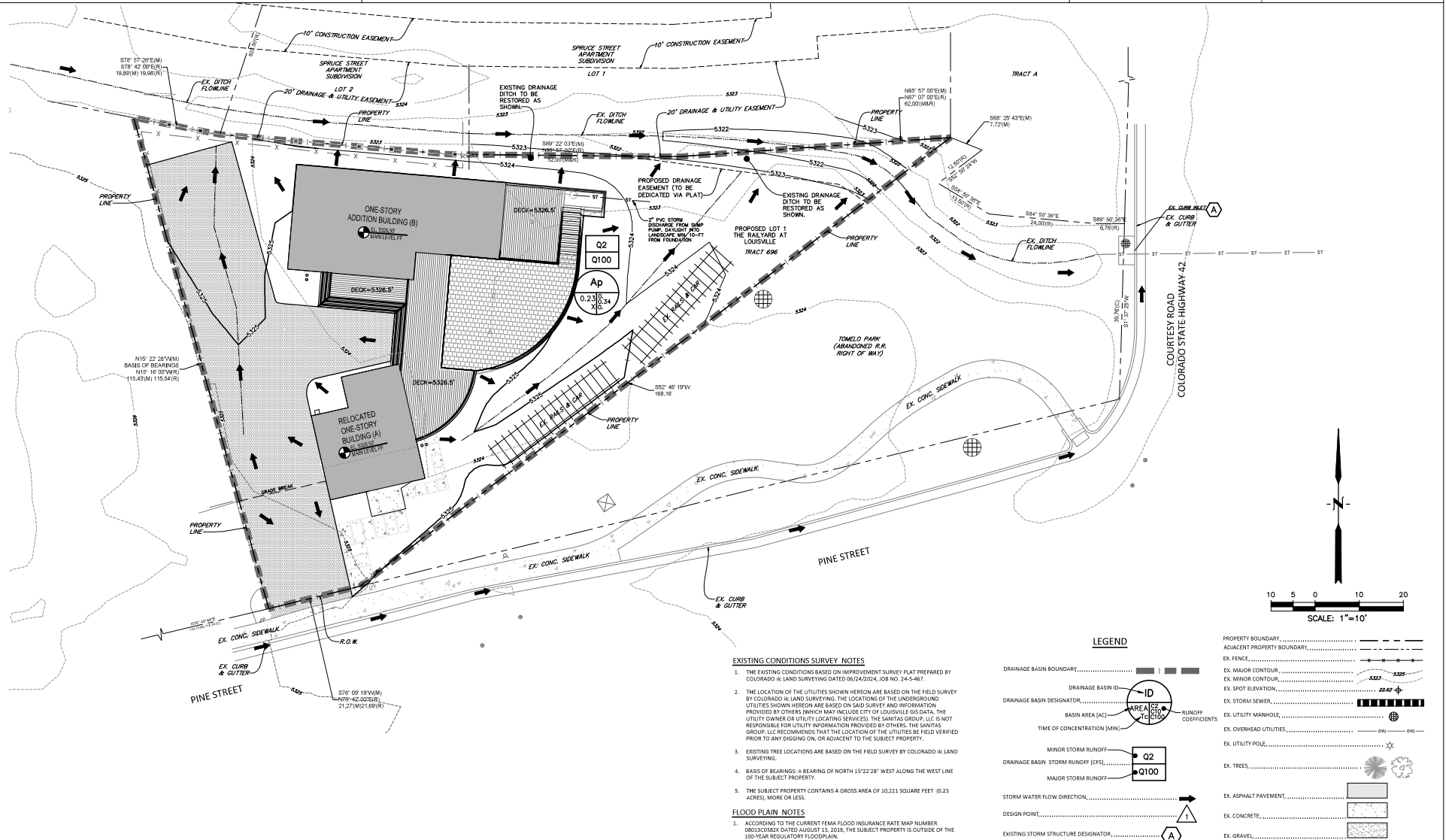
THE RAILYARD AT LOUISVILLE PUD  
SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



**Sanitas**  
Group  
801 FRONT ST. SUITE 300  
LOUISVILLE, CO 80027  
P. 303.527.1180  
INFO@DAJDESIGN.COM



**DAJDESIGN**  
822A MAIN STREET  
LOUISVILLE, CO 80027  
P. 303.527.1180  
INFO@DAJDESIGN.COM



|                                          |                          |
|------------------------------------------|--------------------------|
| <b>PROPOSED CONDITIONS DRAINAGE PLAN</b> | <b>SHEET: DR-2</b>       |
| <b>SCALE: 1" = 30'</b>                   | <b>DATE: 19 MAY 2025</b> |

**DAJ DESIGN**  
922A MAIN STREET  
LOUISVILLE, CO 80027  
P. 303.527.1100  
INFO@DAJDESIGN.COM



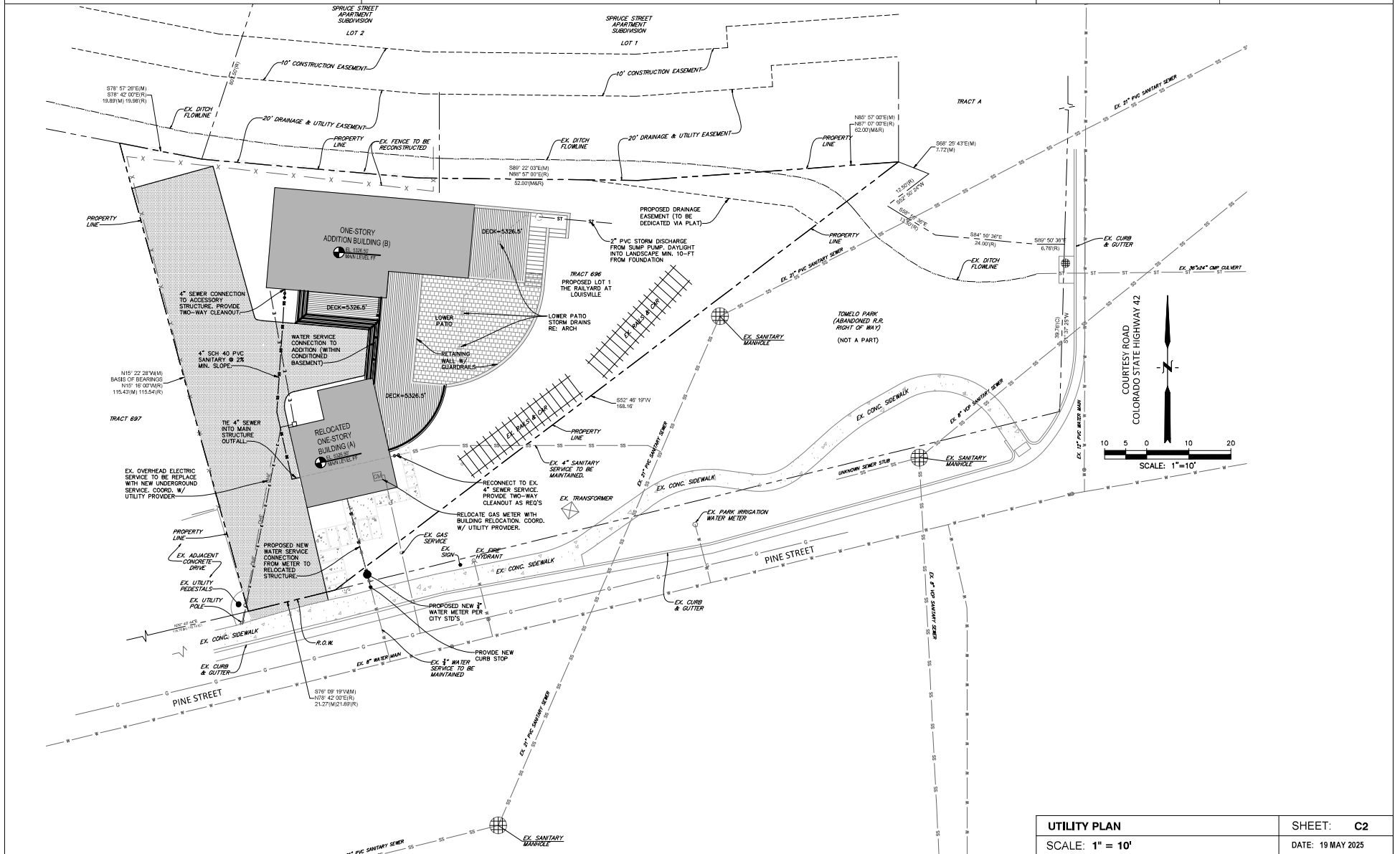
THE RAILYARD AT LOUISVILLE PUD  
SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



**Sanitas**  
Group  
801 FRONT ST. SUITE 350  
LOUISVILLE, CO 80027  
P: 303.527.1180  
303.481.2710



**DAJ DESIGN**  
522A MAIN STREET  
LOUISVILLE, CO 80027  
P: 303.527.1180  
INFO@DAJDESIGN.COM



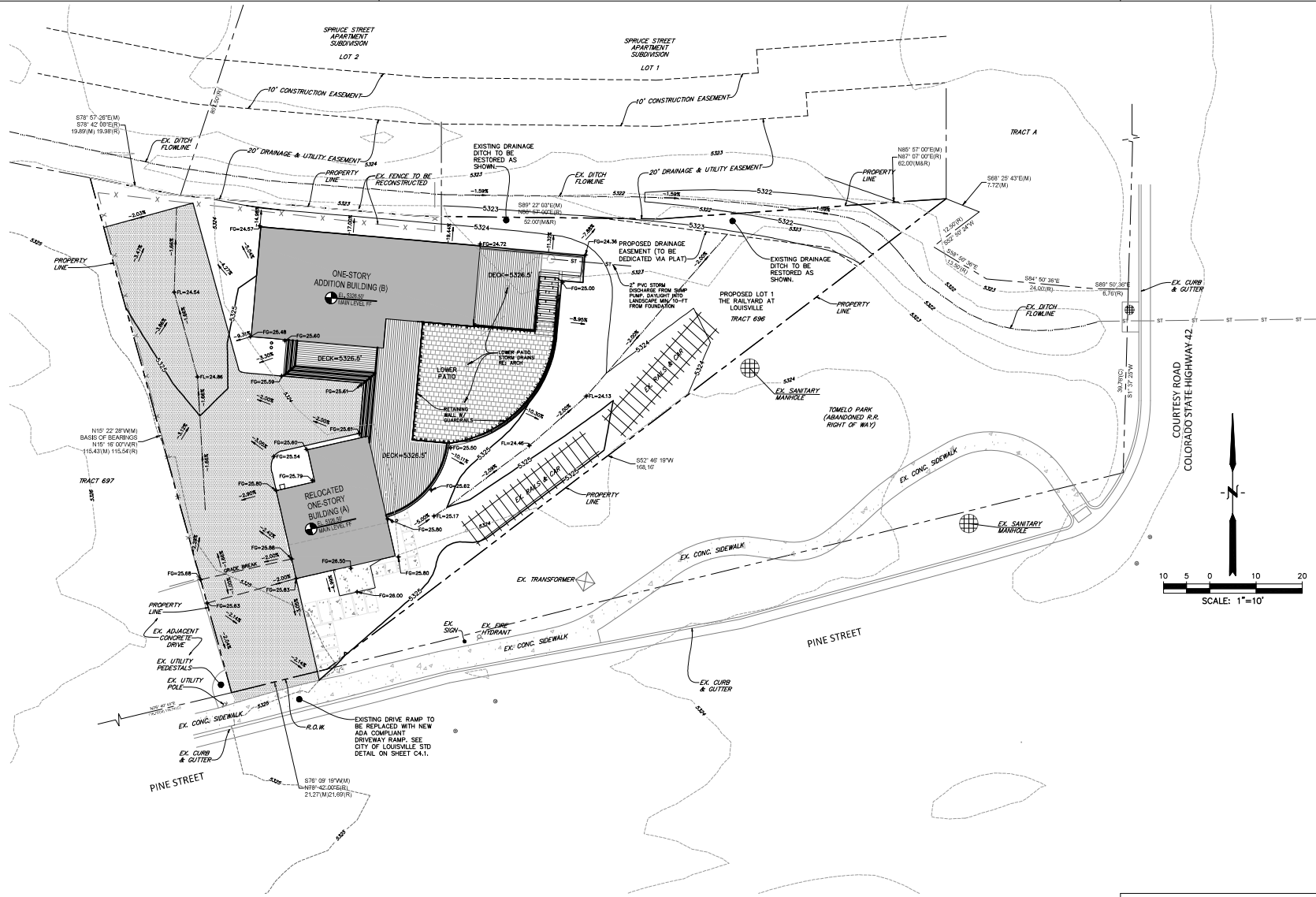
THE RAILYARD AT LOUISVILLE PUD  
SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



**The Sanitas Group**  
901 FRONT ST. SUITE 350  
LOUISVILLE, CO 80027  
P: 303.527.1190  
INFO@DAJDESIGN.COM



**DAJ DESIGN**  
522A MAIN STREET  
LOUISVILLE, CO 80027  
P: 303.527.1190  
INFO@DAJDESIGN.COM



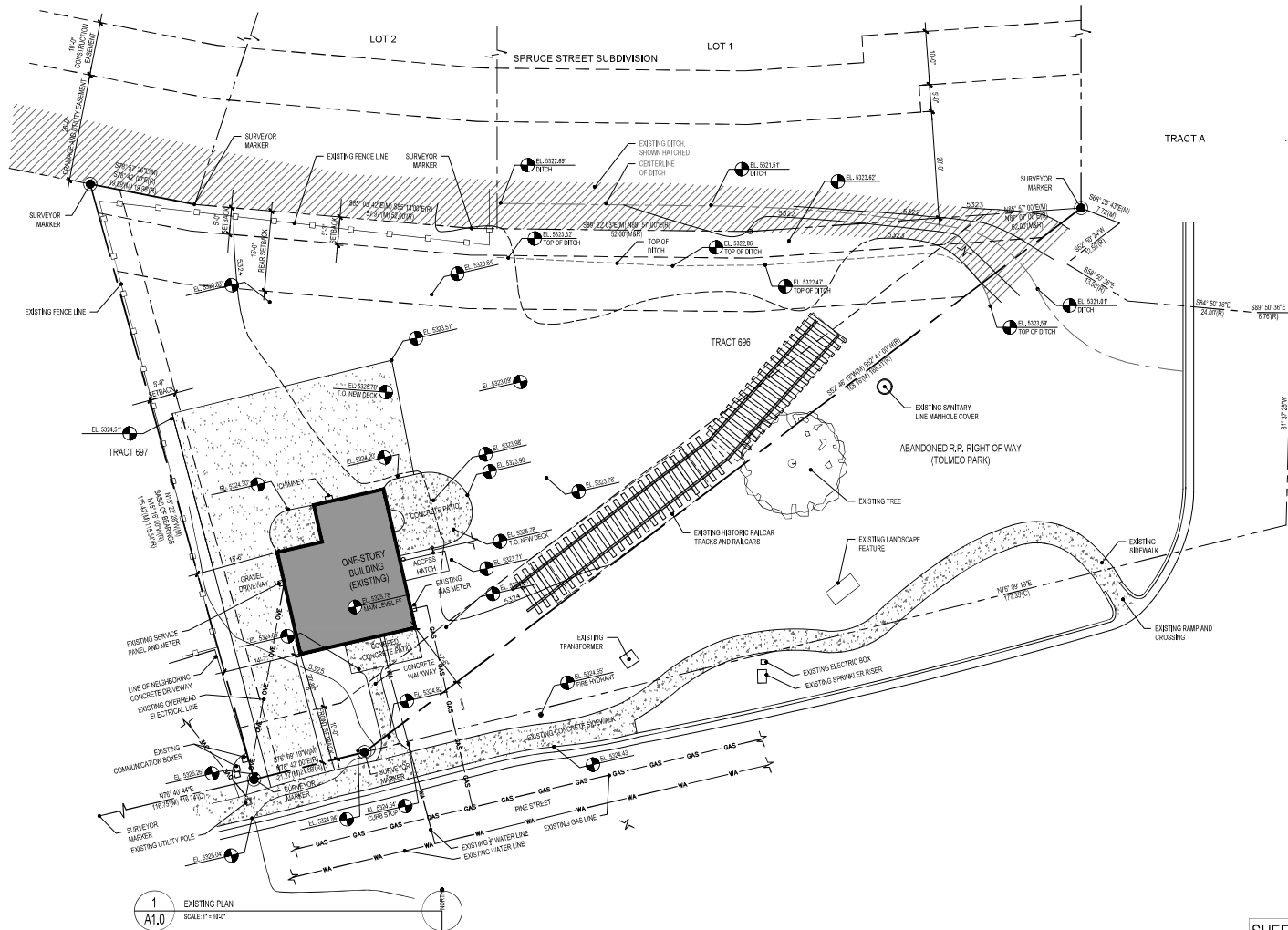
|                        |                          |
|------------------------|--------------------------|
| <b>GRADING PLAN</b>    | <b>SHEET: C1</b>         |
| <b>SCALE: 1" = 10'</b> | <b>DATE: 19 MAY 2025</b> |



THE RAILYARD AT LOUISVILLE PUD  
SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH  
PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



|                                             |     |
|---------------------------------------------|-----|
| BUILDING ENVELOPE                           | --- |
| OVERHEAD BUILDING ENVELOPE                  | --- |
| PROPERTY LINE                               | --- |
| PROPERTY CORNER                             | ●   |
| SETBACK                                     | --- |
| MAJOR CONTOUR                               | --- |
| MINOR CONTOUR                               | --- |
| PREV. MAJOR CONTOUR                         | --- |
| PREV. MINOR CONTOUR                         | --- |
| SANITARY LINE                               | --- |
| OVERHEAD ELECTRIC                           | --- |
| UNDERGROUND ELECTRIC                        | --- |
| GAS LINE                                    | --- |
| WATER LINE                                  | --- |
| FENCE                                       | --- |
| BELOW GRADE PERFORATED PIPE                 | --- |
| HOSE BIB - INCH PREPARED BACKFLOW PREVENTER | --- |



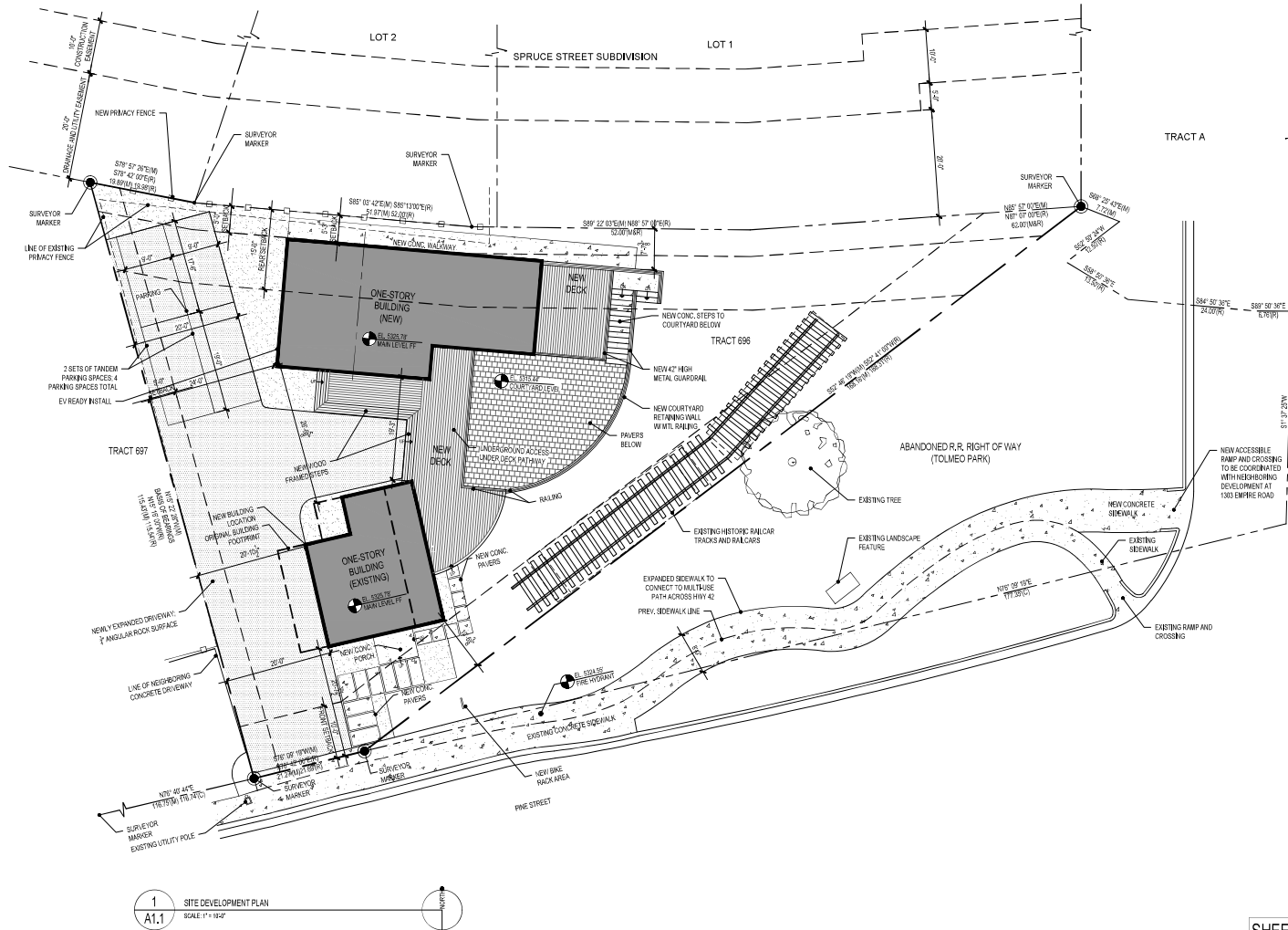
1  
A1.0  
EXISTING PLAN  
SCALE: 1" = 10'-0"

|               |                 |
|---------------|-----------------|
| SHEET NAME:   | SHEET 2 OF 9    |
| EXISTING PLAN | AUGUST 12, 2025 |

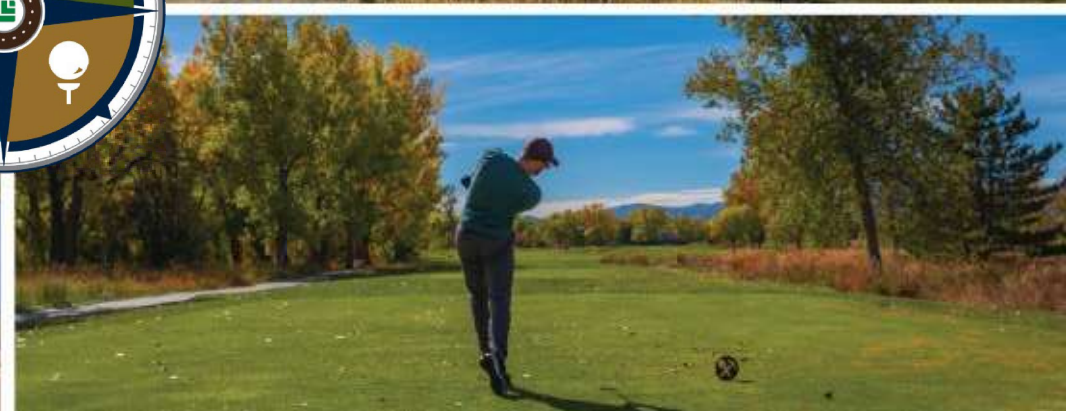
THE RAILYARD AT LOUISVILLE PUD  
SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH  
PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



|                                           |                 |
|-------------------------------------------|-----------------|
| BUILDING ENVELOPE                         | ---             |
| OVERHEAD BUILDING ENVELOPE                | ---             |
| PROPERTY LINE                             | ---             |
| PROPERTY CORNER                           | ●               |
| SETBACK                                   | ---             |
| MAJOR CONTOUR                             | ---             |
| MINOR CONTOUR                             | ---             |
| PREV. MAJOR CONTOUR                       | ---             |
| PREV. MINOR CONTOUR                       | ---             |
| SANITARY LINE                             | ---             |
| OVERHEAD ELECTRIC                         | --- OVE --- OVE |
| UNDERGROUND ELECTRIC                      | --- UGE --- UGE |
| GAS LINE                                  | --- GAS --- GAS |
| WATER LINE                                | --- WA --- WA   |
| FENCE                                     | ---             |
| BELOW GRADE PERFORATED PIPE               | ---             |
| HOSE BIB-ANCHOR FREEZE BACKFLOW PREVENTER | ---             |



|                      |                 |
|----------------------|-----------------|
| SHEET NAME:          | SHEET 3 OF 9    |
| PUD DEVELOPMENT PLAN | AUGUST 12, 2025 |



**JOIN<sup>the</sup> JOURNEY!**

**GUIDING THE FUTURE**

of Louisville Parks, Open Spaces, Trails,  
Recreation & Senior Center, and Golf Course

# PROS GUIDEBOOK

**Advisory Board Meeting #3**

October 1, 2025



# AGENDA

- **PROS GUIDEBOOK** Purpose + Overview
- Outreach + Engagement
- Top Priorities + Measures of Success



**JOIN<sup>the</sup> JOURNEY!**  
**GUIDING THE FUTURE**  
of Louisville Parks, Recreation, Senior Services,  
Golf, Open Space & Trails





# GUIDEBOOK PURPOSE

## Update the 2012 PROS Long Range Plan

Provide a vision and strategic direction for the PROS management and enhancements in the city.

## Establish a New Trails Master Plan

Assess the current trail system and provide recommendations for future improvements.



**JOIN<sup>the</sup> JOURNEY!**  
**GUIDING THE FUTURE**  
of Louisville Parks, Recreation, Senior Services,  
Golf, Open Space & Trails



- **Comprehensive + Inclusive**
  - Address needs of each PROS Division
  - Engage diverse community members
- **Define Current Trends + Preferences**
  - Consider previous plans and current trends
- **Prioritize Plan Recommendation + Strategies**
  - Based on community input and available resources
- **Focus on Measurable Outcomes**
  - Community Desires + Preferences
  - National Recreation + Park Association (NRPA): CAPRA Accreditation
  - AASHTO Standards (shared pathways + trails)



*Photo credit: Stock Images*



## PROJECT OBJECTIVES

City of Louisville  
PROS Department



Studio SIX  
Community Outreach  
Communications

RRC Associates  
Community Research / Survey

Ballard\*King  
Recreation Planning / Golf  
Facilities

ERO  
Natural Resources / Open Space  
/ Sustainability

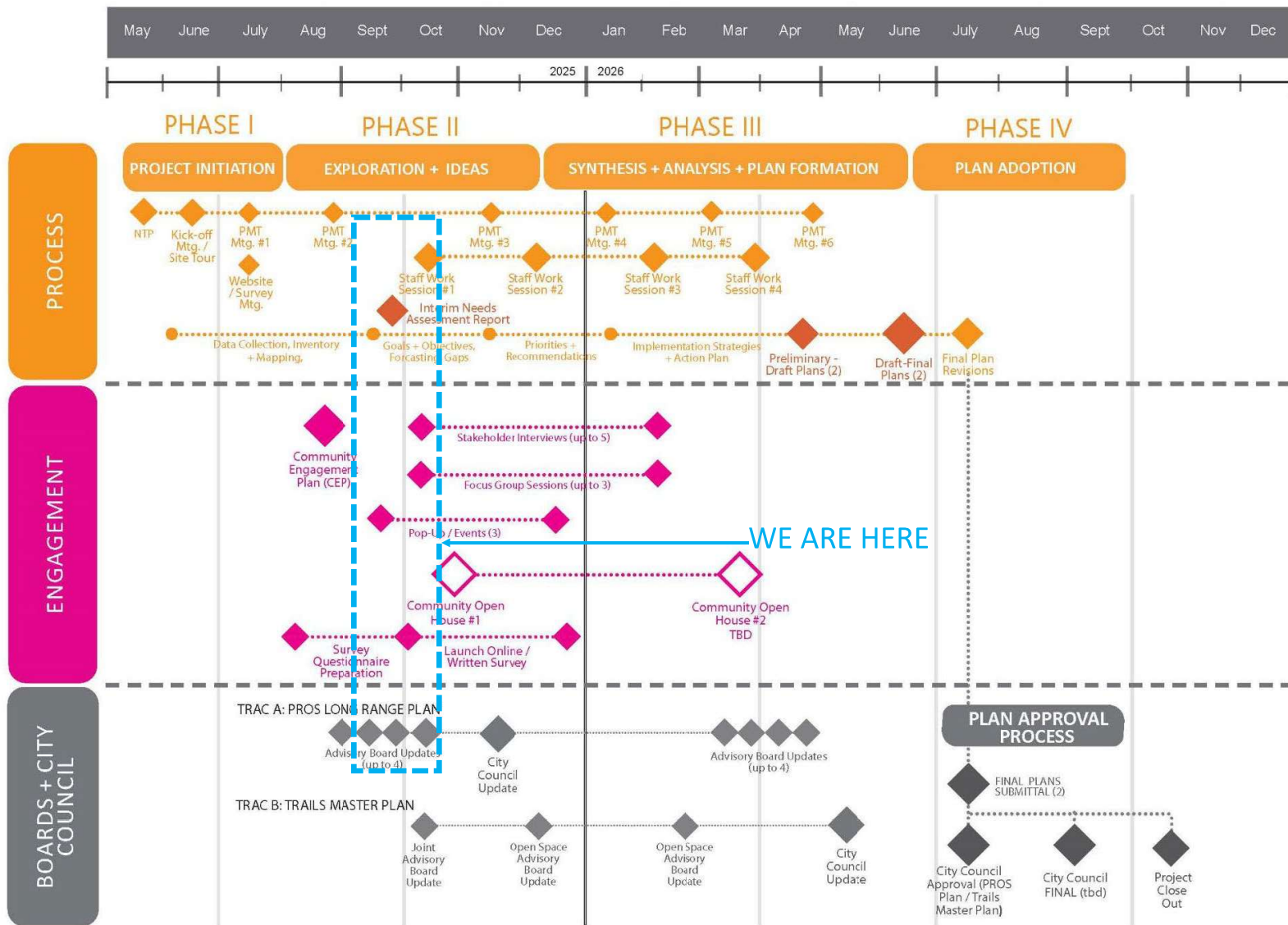
TOOLE DESIGN GROUP  
Multi-modal / Trails Planning



**JOIN<sup>the</sup> JOURNEY!**  
**GUIDING THE FUTURE**  
of Louisville Parks, Recreation, Senior Services,  
Golf, Open Space & Trails

## PROJECT CONSULTANT TEAM







| <b>PROJECT DELIVERABLES</b>            | <b>Status</b> |
|----------------------------------------|---------------|
| <b>Community Engagement Plan (CEP)</b> | Complete      |
| <b>Interim Needs Assessment Report</b> | In review     |
| <b>Draft PROS Long Range Plan</b>      | Spring 2026   |
| <b>Draft Trails Master Plan</b>        | Spring 2026   |
| <b>Final PROS Long Range Plan</b>      | Summer 2026   |
| <b>Final Trails Master Plan</b>        | Summer 2026   |

## PROJECT DELIVERABLES



**OUTREACH + ENGAGEMENT**

# ENGAGEMENT STRATEGIES

Stakeholder Sessions

Focus Groups (joint open space and trails groups)

In-Person Pop-up Events (6)

Community Open House Events (2)

Advisory Board + Elected Officials Input

Digital Web Presence

URL [PROS Guidebook](#) | [Engage Louisville CO](#)

Project Video

Project Survey



## COMMUNITY OUTREACH + ENGAGEMENT



## KEY ENGAGEMENT DATES

**Stakeholder Interviews (5)**  
**Focus Groups (3-5)**

**Oct –Nov**  
**Nov- Dec**

### Pop-Up Events

- Recreation Center Health Fair
- Soccer at Louisville Elementary
- Davidson Mesa Trailhead
- Coal Creek GC
- Cottonwood Park
- Monster Dash Community Park

**Oct 3**  
**Oct 4**  
**Oct 11**  
**Oct 11**  
**tbd**  
**Oct 26**

### Advisory Board Updates

Round 2

**Spring 2026**

**Community Open House Event #1**

**Oct 29**

**Community Open House Event #2**

**March 2026**



## COMMUNITY OUTREACH + ENGAGEMENT

## Next Steps

### Staff Review: Existing Conditions Report

Benchmarking Needs Assessment  
Trends + Forecasting  
National Standards  
Peer City

### Advisory Board Updates

### Survey Questionnaire Postcard Mailings

### Pop-Up Events

### Community Open House Event #1

ongoing

Available Now

October

October 29<sup>th</sup>

Louisville Recreation Center



**JOIN the JOURNEY!**

**GUIDING THE FUTURE**

of Louisville Parks, Recreation, Senior Services,  
Golf, Open Space & Trails





# DISCUSSION

*What is the City of Louisville PROS doing well now?*





# DISCUSSION

*What are your Top Priorities?*

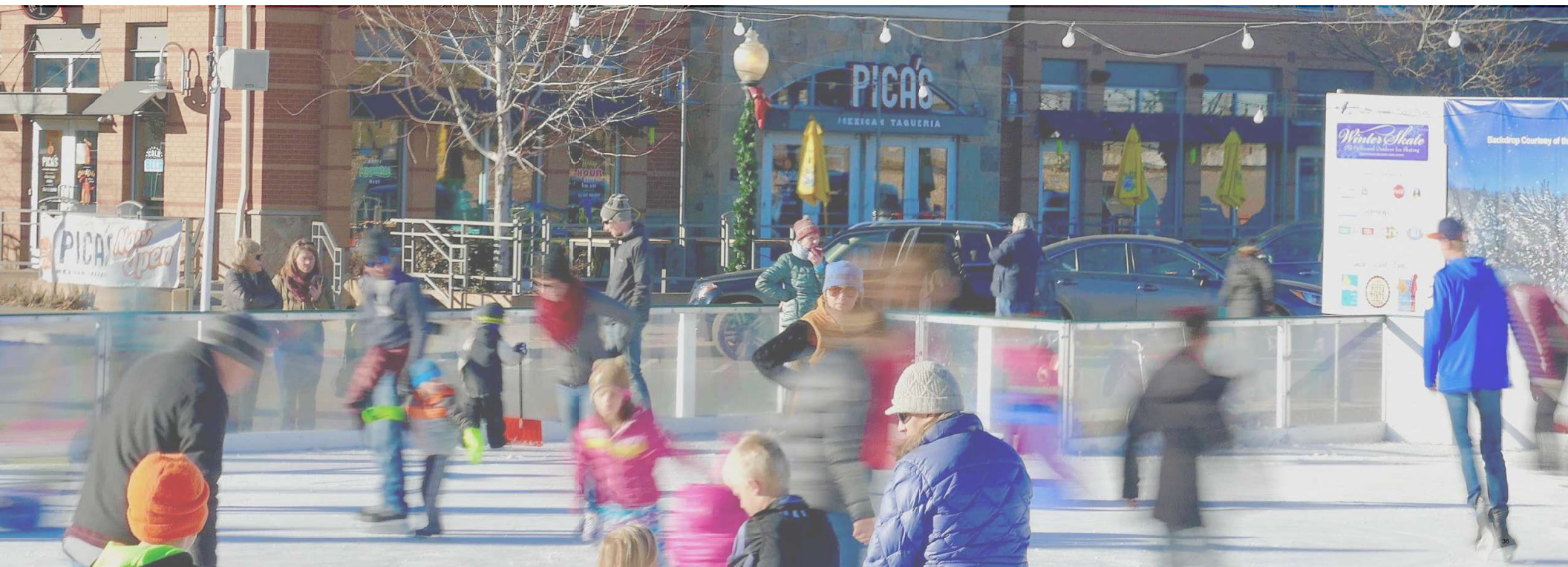
*PROS Long Range Plan + Trails Master Plan?*



# DISCUSSION

## Measures of Success

*How do we know we have been successful in the plan process?*



# Thank you!



**JOIN<sup>the</sup> JOURNEY!**  
**GUIDING THE FUTURE**

of Louisville Parks, Open Spaces, Trails,  
Recreation & Senior Center, and Golf Course



planning | architecture | landscape architecture

# Memorandum

**To:** Parks Public Landscape Advisory Board (PPLAB)  
**From:** Abby McNeal, CSFM, CPRP  
**Date:** 10/01/2025  
**Re:** Parks Division Monthly Report

---

**Streetscapes/ Horticulture:**

Staff working on perennial renovations for fall and early 2026.

Renovation planning for Recreation Center replacements, Community Park landscaping, and underpasses Cherry Street and Hwy 42)

**Parks, Athletic Fields, Cemetery:**

Supporting general parks maintenance: shelter permits and special events

Mowing and trimming weekly.

Fall aerification and fertilization.

Athletic Fields work on preparing fields for fall tournaments and scheduled play

**Forestry:**

Right of Way contractor tree pruning- various locations along South Boulder Road

Ash treatments for 108 trees will continue with an organic product in spring 2026.

**Projects:**

Medians- seeded and planted growing in going well to date

Cultural Arts- mural installation at Cottonwood completed

**PPLAB Development Review:**

None at this time