

Open Space Advisory Board

Agenda

**Wednesday, October 8, 2025
Library 1st Floor Meeting Room
951 Spruce Street
6:45 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 Council will accommodate public comments during the meeting. Anyone may also email comments to the Council prior to the meeting at EmberB@LouisvilleCO.gov.

1. 6:45 pm Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
5. 6:50 pm Staff Updates (5 Minutes)
6. 6:55 pm Board Updates (5 Minutes)
7. 7:00 pm Public Comments on Items Not on the Agenda (5 minutes, more time as needed)

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.

8. 7:05 pm Public Hearing: 1155 Pine Street, Preliminary and Platt- Public Land Dedication. Presented by Emily Cline-Gibbs, Community Development Planner (30 Minutes)
 - Staff Report
 - Board Questions
 - Public Comment – 3 minutes each
 - Board Discussion and Action (Roll call vote of OSAB and record each member's vote)
9. 7:35 pm Discussion Item: 2026 Legislative Agenda. Presented by Susan McEachers, OSAB Chair (15 Minutes)
 - Link to Reference Materials:
<https://www.louisvilleco.gov/home/showpublisheddocument/44218/638743530398870000>
 - Areas For Consideration:
 - i. "The City supports increased wildfire mitigation funding for local communities in the plains areas to establish and maintain risk reduction measures on public lands including climate change adaptation strategies."
 - ii. "The City supports state and federal efforts to protect open spaces."
10. 7:50 pm Discussion Item: Open Space Candidate Parcels: "Opportunities for Preserving Open Space and Improving Trail Connectivity"- Ranking Properties. Presented by Susan McEachern, OSAB Chair (45 Minutes)
11. 8:35 pm Discussion Item: "Open Space Candidate Parcels: Opportunities for Preserving Open Space and Improving Trail Connectivity"- Determine Format for City Council Meeting in November. Presented by Susan McEachern, OSAB Chair (30 Minutes)
12. 9:05 pm Discussion Items: Discussion Items for Next Meeting November 12th, 2025. Joint Meeting with Superior. Presented by Ember Brignull, Open space Superintendent (10 Minutes)
 - Location: Town Hall at 124 E Coal Creek Dr, Superior, CO 80027
 - Time: 6:00 pm
 - Possible Topics:
 - i. Open Space Management Plan
 - ii. Wildfire Mitigation
 - iii. Prairie Dog Playbook
 - iv. E-bikes
 - v. Wildlife Monitoring
 - vi. Rodenticides
 - vii. Coal Creek restoration
13. Adjourn

Open Space Advisory Board Meeting Minutes

Wednesday, September 24, 2025, 6:45pm

Library 1st Floor Meeting Room

951 Spruce St.

1. 6:45 pm Call to Order
2. Roll Call
 - All present except Mark
3. Approval of Agenda
 - Unanimously approved
4. Approval of Minutes
 - Unanimously approved
5. 6:55 pm Public Hearing: Advent Health GDP Amendment and Land Dedication Review. Presented by Rob Zuccaro, Community Development Director (45 Minutes)
 - Staff Report
 -
 - Board Questions
 - Andy asked Rob for clarification on how the trail from 88th would connect. Ember noted that OSAB reviewed connection in 2018 and supported a plan that ultimately didn't happen due to funding and/or hospital approval.
 - Andy asks about OSABs purview. Are we weighing in on the dedication of land only or on the development swap more broadly. Rob said he believes based on statute that OSAB is limited to provide input on the land dedication only.
 - Susan asked if OSAB doesn't approve of the land dedication, will the development swap possibly go through anyway. Rob said "yes" if city council approves the GDP.
 - Michiko asks for clarification on the color-coded open space properties on the map in Rob's presentation.
 - Andy asked Rob about possible development on undeveloped land owned by applicant. Rob noted that existing buildings could be demolished and/or repurposed and suggested Andy could direct that question to applicants.
 - Daniel asked if the city or applicant has discussed how the lower portion of possible land dedication will connect to the bridge to the US 36 bike trail.
 - Brad and Andy asked questions related to city review of possible future development on the site. Rob said both possibilities would be entirely new and require separate zoning and GDP applications.
 - Andy asked another question about connecting to the bike path bridge and applicant said it's something that will have to be determined in the future.

- Susan asked Ember how much open space is currently designated as “Open Space preserve”. Ember said approximately 20% of open space land and that designation is usually based on vegetation quality.
- Andy noted that the best location of a future trail connection would be include a small portion of the proposed dedication and urges City Council to consider future connections in that area when looking at this proposal.
- Michiko asks if applicant would allow the city to have access to the land to do a vegetation survey before this application is approved. Rob asks for clarification about whether she wants a formal scientific survey or for staff to visit the land and do an informal survey. Ember noted that a survey would be difficult before the land was dedicated to the city.
- Andy asked additional questions about the trail connections.
- Susan commented that a “protected” dedication might be better than a “preserved” status to allow for future trail connections and collaboration with between the city and applicant.
- Daniel asks about vacant lots. Rob and applicant noted that the total square footage on the existing site can’t change so any future development would have to stay within those square footage limits in aggregate.
- Public Comment – 3 minutes each
 - Comment about concerns with additional traffic and natural disaster evacuation routes. Enjoy the cycling access but notes that the e-bike traffic is problematic and limits use of the path by residents.
 - Comment about typo in RTR section of the GDP that citizen and Rob are aware of. Concerns about a lack of code related to how to handle development swaps or similar actions. Urged OSAB to recommend the development of code, etc to better handle similar situations in the future. Also urged OSAB to push for all of DD to dedicated as open space.
 - Comment from Superior resident whose town home backs to the wall and as a result supports the land dedication to preserve their views.
 - Comment from resident whose grandfather owned much of the land in that area and noted his families desire was for that land to remain open space in the future and as a result he supports the dedication.
 - Comment about quality of the land to residents. Supports the dedication but wants land dedicated as “protected” so that trail connectivity can be pursued. Supports and binding limit on how dedicated square footage can be developed.
- Board Discussion and Action (Roll call vote of OSAB and record each member’s vote)
 - Susan notes that she hopes we can achieve “protected” status and supports getting the rest of DD as a dedication.
 - Andy expresses concern that taking this dedication takes the dedication or acquisition of the remaining parcels, particularly the remaining part of DD, off the table.
 - Susan recommended limiting any rebuild on the Avista site to the existing footprint so that existing open land on the property would remain

untouched. Another alternative would be adding Lot 2 to the open space dedication, along with the remainder of DD.

- Andy noted that he would prefer “protected” status too, but given our options, suggests supports accepting the dedication and amending the memo/resolution to city council to encourage staff to work with the applicant to allow future use of the dedicated land for a trail, to explore donating additional land, and to provide an easement for a trail connection to the US 36 bike path.
- Rob comments that OSAB should limit its recommendation to City Council.
- Based on the comments from OSAB, Rob developed a revised resolution and presented it to OSAB.
- Board vote on approving Resolution 1 2025 as Amended
 - Brad: Yes
 - Michiko: Yes
 - Susan: Yes
 - Andy: Yes
 - Daniel: Yes
 - Graeme: Yes
 - Motion approved

6. 8:10 pm Discussion Items for Next Meeting October 8th, 2025

- Public Hearing: 1155 Pine St, Preliminary PUD and Plat- Public Land Dedication.
- “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 in November
- Discussion Items for Joint Meeting with Superior in November

7. Adjourn

MEMORANDUM

To: Open Space Advisory Board
From: Open Space Division
Date: October 8, 2025
Re: Information Item 5: Staff Updates

General:

- Fire mitigation efforts related to Open Space mowing and grazing have been fully Grant Funded from 2023 – 2027. Grants include the Colorado State Forest Service, Financial Assistance Program through the Wildfire Mitigation Incentives for Local Government Grant Program and the Boulder County Grasslands Wildfire Fuels Mitigation Grant.
- How board members can respond to requests for additional citizen input:
 - Share the meeting packet location for review of minutes and outcomes
 - Invite citizens to attend the next meeting to speak during “Public Comment not on the Agenda”
 - Invite citizens to email concerns to the staff liaison for distribution to OSAB
 - Recommend contacting their ward council member
 - Disengage and/or walk away if the discussion turns hostile

Natural Resources:

- Herbicide applications have been scheduled for October 14-17 on select Open Space properties.
- Staff are finalizing the contract for prairie dog management to occur on select Open Space properties in October. The contract will include prairie dog relocation work with delivery to receiving site at the US Army Chemical Depot in Pueblo supporting the Black Footed Ferret Recovery Program.
- The Warembourg fishing pond was refilled.
- Interpretive panel drafts are being finalized with color. Staff will share with OSAB later this October.
- Fall 2025 Cattle graze has been wrapped up, and staff has submitted final invoicing
- Goat Grazing will occur on October 9th
- Staff are working on final grazing measurement for fall graze
- Staff are prepping and packaging collected seeds from open space properties

Maintenance & Trails:

- Staff replaced all 36 ageing and compromised bridge boards at North Open Space to promote safety.

- Staff are completing the last round of mowing for the 2025 season by October 3, 2025
- The fire perimeter mowing contractors have begun their second and final round of mowing for the 2025 season.
- The Trails and Maintenance seasonal employees are wrapping up the 2025 season with their last day on October 3, 2025.
- The Daughenbaugh Open Space parking lot resurfacing project is in the process of soliciting bids from 7 contractors that attended the mandatory pre-bid meeting on September 15, 2025.
- The design for the ditch stabilization project at North Open Space is under review by the Ditch Company. Once approved the project will be bid out for construction.

Resource Protection:

- Rangers logged more PR (public relations) contacts in August than in any other month over the past two years. The high number is likely related to good attendance at the rangers' trail etiquette booths.
- Sr. Ranger White-Patarino will present a session about e-bikes at the Colorado Open Space Alliance (COSA) conference on October 7. The session will include information about how to start up a ranger e-bike patrol program and will attempt to workshop solutions to trail safety issues.
- Louisville will host the North American premiere of the documentary film *Guardians of Hope*, complete with a Q&A session with the filmmaker, Australian ranger Amanda Dudgeon.
 - Louisville rangers collaborated with the Rocky Mountain Ranger Association and International Ranger Federation to make this opportunity possible.
 - This inspiring film follows Ranger Dudgeon on a year-long journey across Oceania, travelling over 94,000 km and hiking 1,610 km - one kilometer for every ranger who has died in the line of duty. Through sweeping landscapes, intimate interviews, and raw reflections, the film celebrates the rangers who dedicate their lives to protecting nature, culture, and communities across eight nations.

Education and Volunteers:

- The Adopt group for Harper Lake will complete a trash pickup
- The Adopt group for Hecla Lake will be assisting staff with reseeding efforts

Education Events Upcoming:

1. Saturday, October 11, 2025, from 5:30 PM to 7:00 PM, *Guardians of Hope* documentary film screening at the Louisville Recreation and Senior Center.
2. Sunday, October 12, 2025, from 3:30 PM to 5:30 PM, Coyote Run on Canvas (Open Space Plein Air Series) at Coyote Run Open Space.
3. Sunday, November 9, 2025, from 10:00 AM to 12:30 PM, Louisville During the Great War at Harney Lastoka Open Space.

Education Events Past:

4. Sunday, September 14, 2025, from 3:30 PM to 5:30 PM, Walnut Open Space on Canvas at Walnut Open Space. 11 participants.

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

PREPARED BY: Matt Post, Senior Planner

PRESENTED BY: Emily Cline-Gibson, Planner II

REQUEST: Approval of Resolution 02, 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 Open Space Advisory Board's (OSAB) review authority, the board shall serve in an advisory capacity to review and make recommendations to the City Council on matters related to open space, 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.



Vicinity Map

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.

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](#).

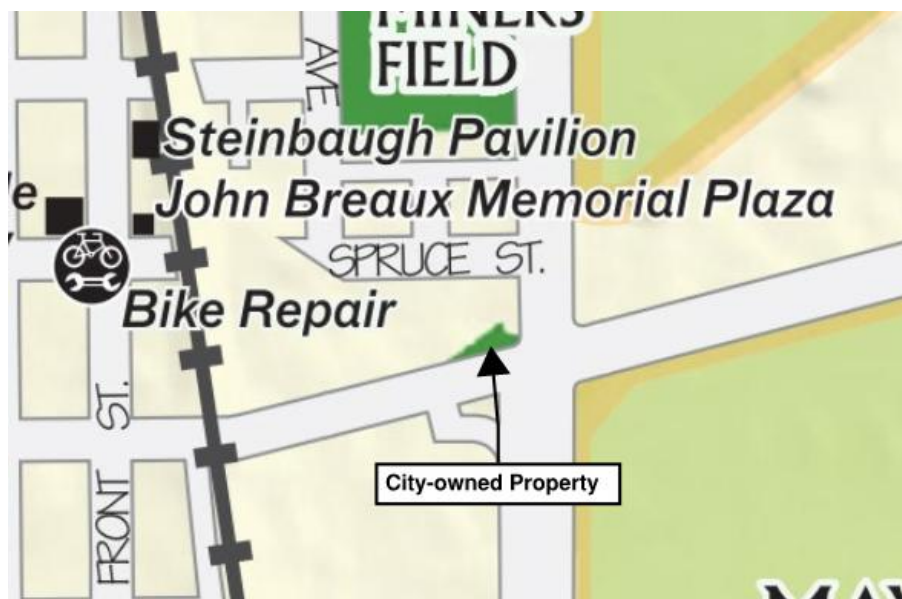
PROPOSAL:

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) [Section 4.02.050](#) states that the Citizen Open Space Advisory Board (OSAB) 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 B outlines the intent and scope of the review.

LMC Sec. 4.02.050.B

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. *Open space dedication and planning within the project boundaries, including the preferred locations for open space and whether the application meets the criteria for open space development set forth in the Charter, city Code and other city-adopted policies;*
2. *Development of trails and trail connections;*
3. *Land management standards and landscaping for private common open space;*
4. *Infrastructure or improvements relating to open space; and*
5. *If the application does not include an open space dedication, the board may recommend that the application be revised to include an open space 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.

Staff have 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 02, 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:

1. OSAB Resolution 02, Series 2025
2. Planned Unit Development
3. Subdivision Plat

**RESOLUTION NO. 2
SERIES 2025**

**A RESOLUTION FROM THE OPEN SPACE 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 4.02.050 of the Louisville Municipal Code outlines the process and standards for the Open Space 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 Open Space Advisory Board has considered the application at a duly noticed public hearing on October 8, 2025, where evidence and testimony were entered into the record.

NOW THEREFORE, BE IT RESOLVED that the Open Space 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 8th day of October, 2025.

By: _____
Susan McEachern, Chair
Open Space Advisory Board

Attest: _____
Brad Pugh, Secretary
Open Space Advisory Board

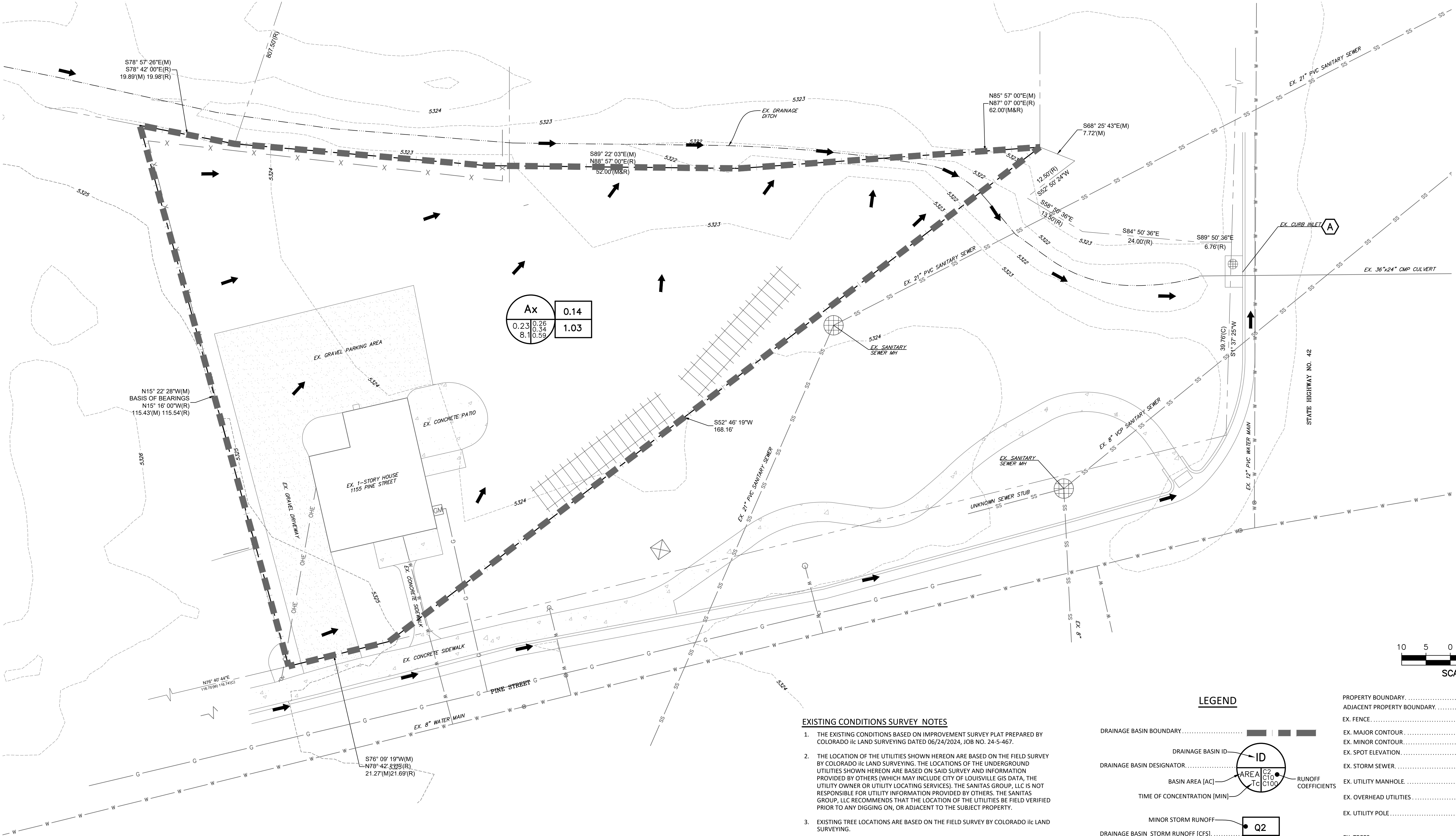
THE RAILYARD AT LOUISVILLE PUD
SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



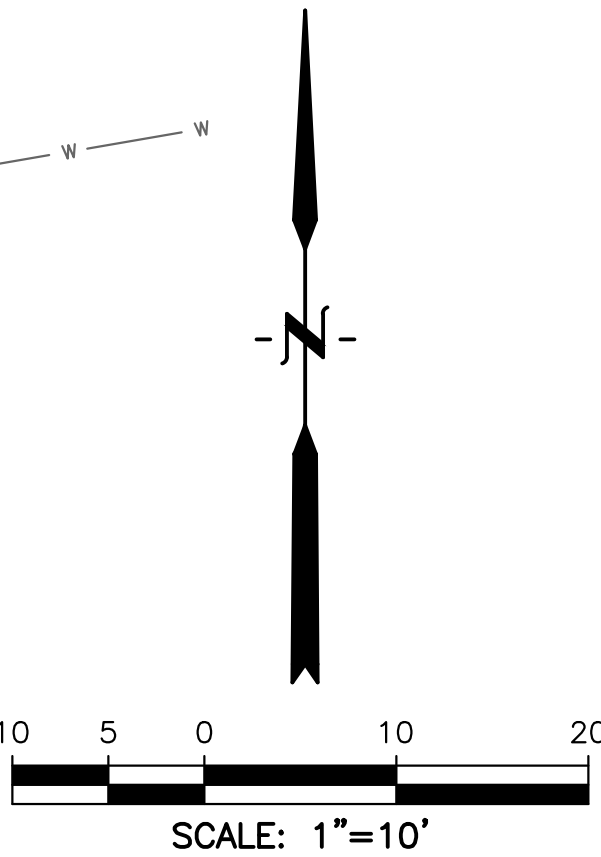
The
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303.481.2710



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EXISTING CONDITIONS SURVEY NOTES

1. THE EXISTING CONDITIONS BASED ON IMPROVEMENT SURVEY PLAT PREPARED BY COLORADO IIC LAND SURVEYING DATED 06/24/2024, JOB NO. 24-5-467.
2. THE LOCATION OF THE UTILITIES SHOWN HEREON ARE BASED ON THE FIELD SURVEY BY COLORADO IIC 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 SANITAS GROUP, LLC IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. THE SANITAS GROUP, LLC RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
3. EXISTING TREE LOCATIONS ARE BASED ON THE FIELD SURVEY BY COLORADO IIC LAND SURVEYING.
4. BASIS OF BEARINGS: A BEARING OF NORTH 15°22'28\"/>
5. THE SUBJECT PROPERTY CONTAINS A GROSS AREA OF 10,221 SQUARE FEET (0.23 ACRES), MORE OR LESS.

FLOOD PLAIN NOTES

1. ACCORDING TO THE CURRENT FEMA FLOOD INSURANCE RATE MAP NUMBER 08013C0582K DATED AUGUST 15, 2019, THE SUBJECT PROPERTY IS OUTSIDE OF THE 100-YEAR REGULATORY FLOODPLAIN.

LEGEND

DRAINAGE BASIN BOUNDARY.....	—————
DRAINAGE BASIN ID.....	—————
DRAINAGE BASIN DESIGNATOR.....	—————
BASIN AREA [AC].....	—————
TIME OF CONCENTRATION [MIN].....	—————
MINOR STORM RUNOFF.....	—————
DRAINAGE BASIN STORM RUNOFF [CFS].....	—————
MAJOR STORM RUNOFF.....	—————
STORM WATER FLOW DIRECTION.....	—————
DESIGN POINT.....	—————
EXISTING STORM STRUCTURE DESIGNATOR.....	—————
PROPERTY BOUNDARY.....	—————
ADJACENT PROPERTY BOUNDARY.....	—————
EX. FENCE.....	—————
EX. MAJOR CONTOUR.....	—————
EX. MINOR CONTOUR.....	—————
EX. SPOT ELEVATION.....	—————
EX. STORM SEWER.....	—————
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

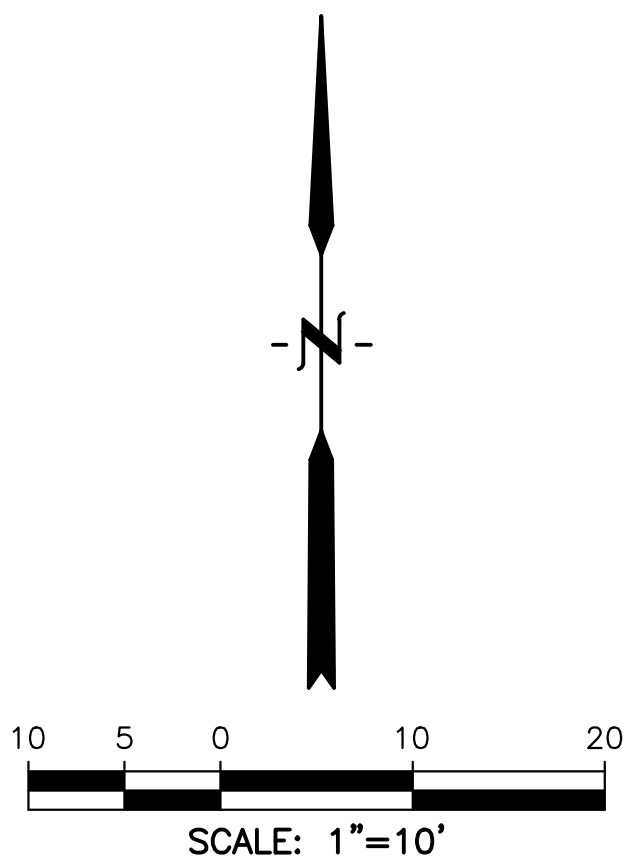
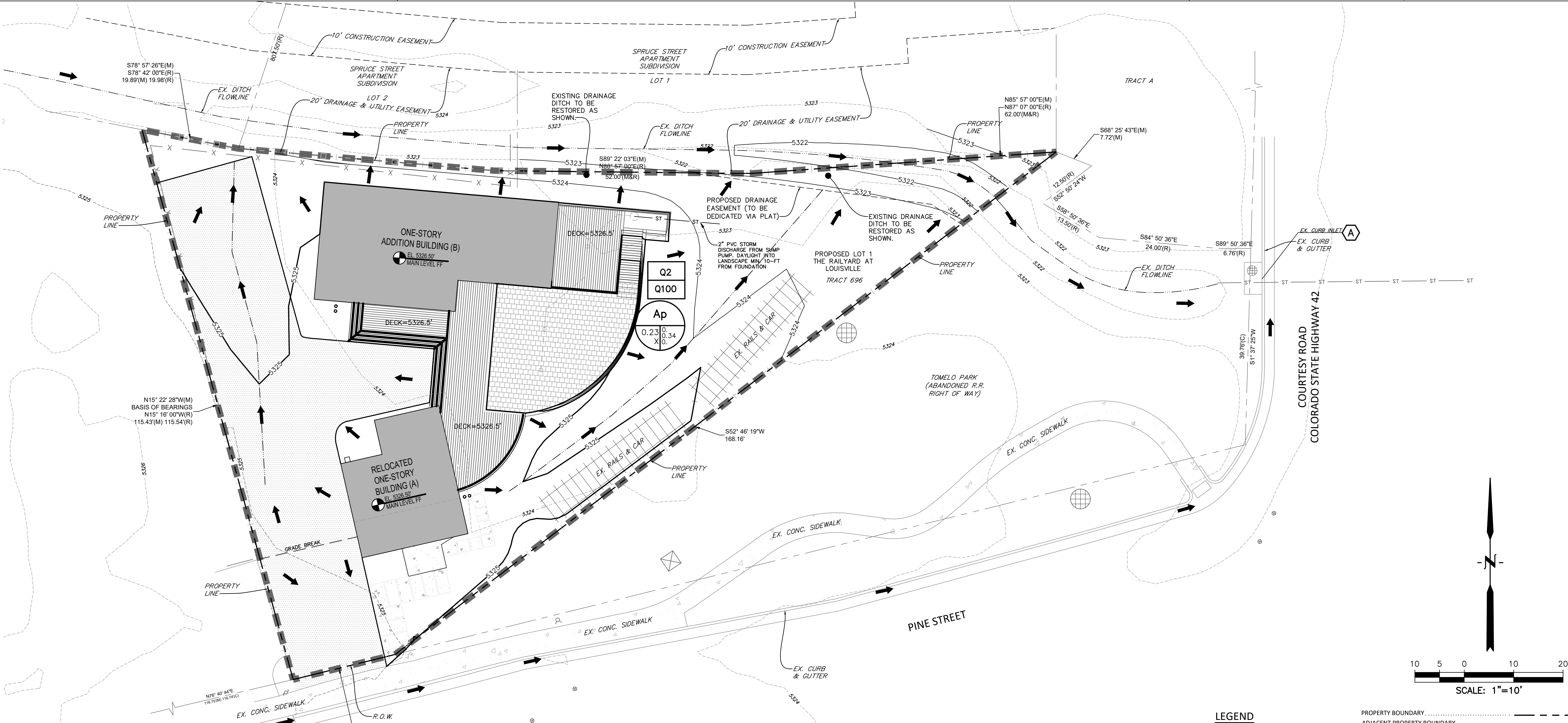
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- EXISTING CONDITIONS SURVEY NOTES**
- THE EXISTING CONDITIONS BASED ON IMPROVEMENT SURVEY PLAT PREPARED BY COLORADO IIC LAND SURVEYING DATED 06/24/2024, JOB NO. 24-S-467.
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 - EXISTING TREE LOCATIONS ARE BASED ON THE FIELD SURVEY BY COLORADO IIC LAND SURVEYING.
 - BASIS OF BEARINGS: A BEARING OF NORTH 15°22'28" WEST ALONG THE WEST LINE OF THE SUBJECT PROPERTY.
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STORM WATER FLOW DIRECTION.....	-----	EX. OVERHEAD UTILITIES.....	-----
DESIGN POINT.....	-----	EX. UTILITY POLE.....	-----
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		EX. ASPHALT PAVEMENT.....	-----
		EX. CONCRETE.....	-----
		EX. GRAVEL.....	-----

PROPOSED CONDITIONS DRAINAGE PLAN

SCALE: 1" = 30'

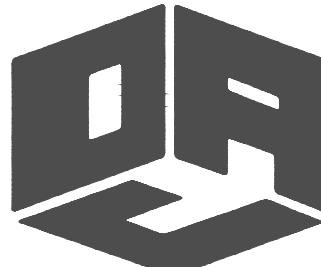
SHEET: DR-2

DATE: 19 MAY 2025

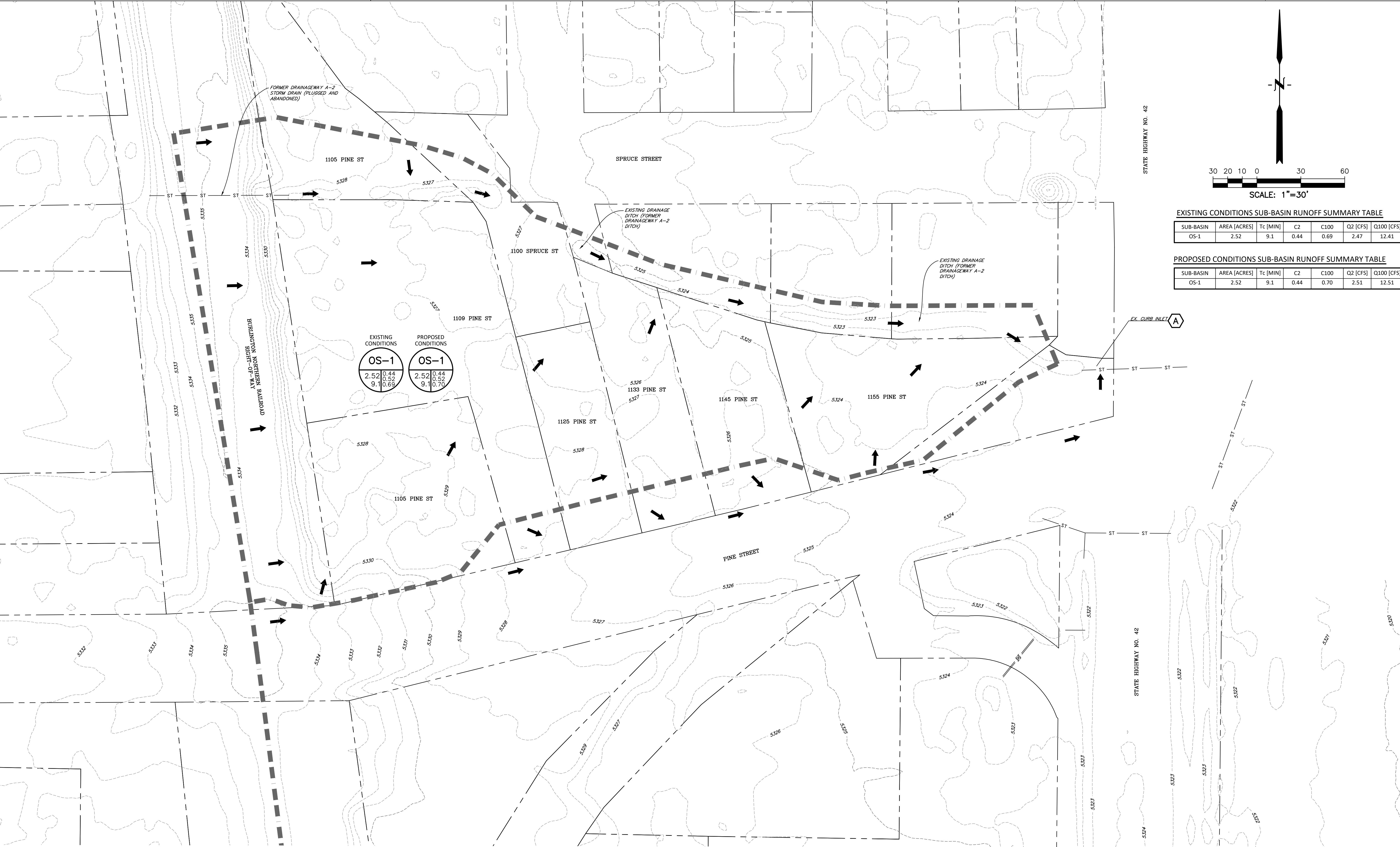
THE RAILYARD AT LOUISVILLE PUD
SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



The
Sanitas
Group
901 FRONT ST, SUITE 350
LOUISVILLE, CO 80027
303.481.2710



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



EXISTING CONDITIONS SUB-BASIN RUNOFF SUMMARY TABLE

SUB-BASIN	AREA [ACRES]	Tc [MIN]	C2	C100	Q2 [CFS]	Q100 [CFS]
OS-1	2.52	9.1	0.44	0.69	2.47	12.41

PROPOSED CONDITIONS SUB-BASIN RUNOFF SUMMARY TABLE

SUB-BASIN	AREA [ACRES]	Tc [MIN]	C2	C100	Q2 [CFS]	Q100 [CFS]
OS-1	2.52	9.1	0.44	0.70	2.51	12.51

OFFSITE CONDITIONS DRAINAGE PLAN

SCALE: 1" = 30'

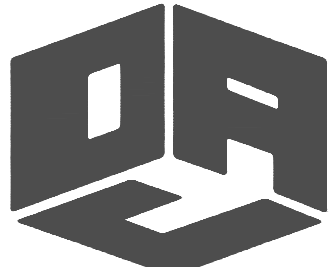
SHEET: DR-3

DATE: 19 MAY 2025

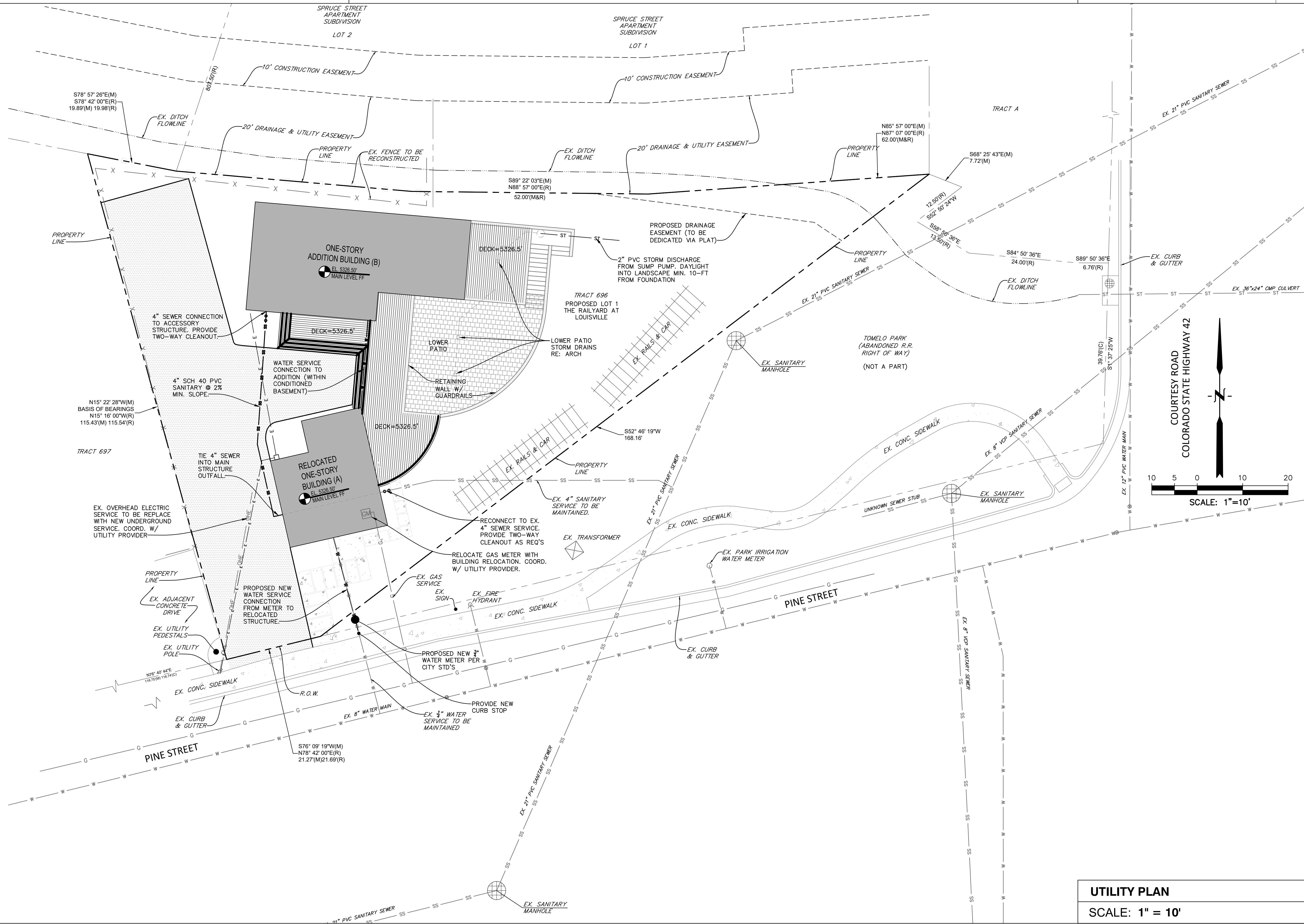
THE RAILYARD AT LOUISVILLE PUD
SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
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UTILITY PLAN

SCALE: 1" = 10'

SHEET: C2

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



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GRADING PLAN

SCALE: 1" = 10'

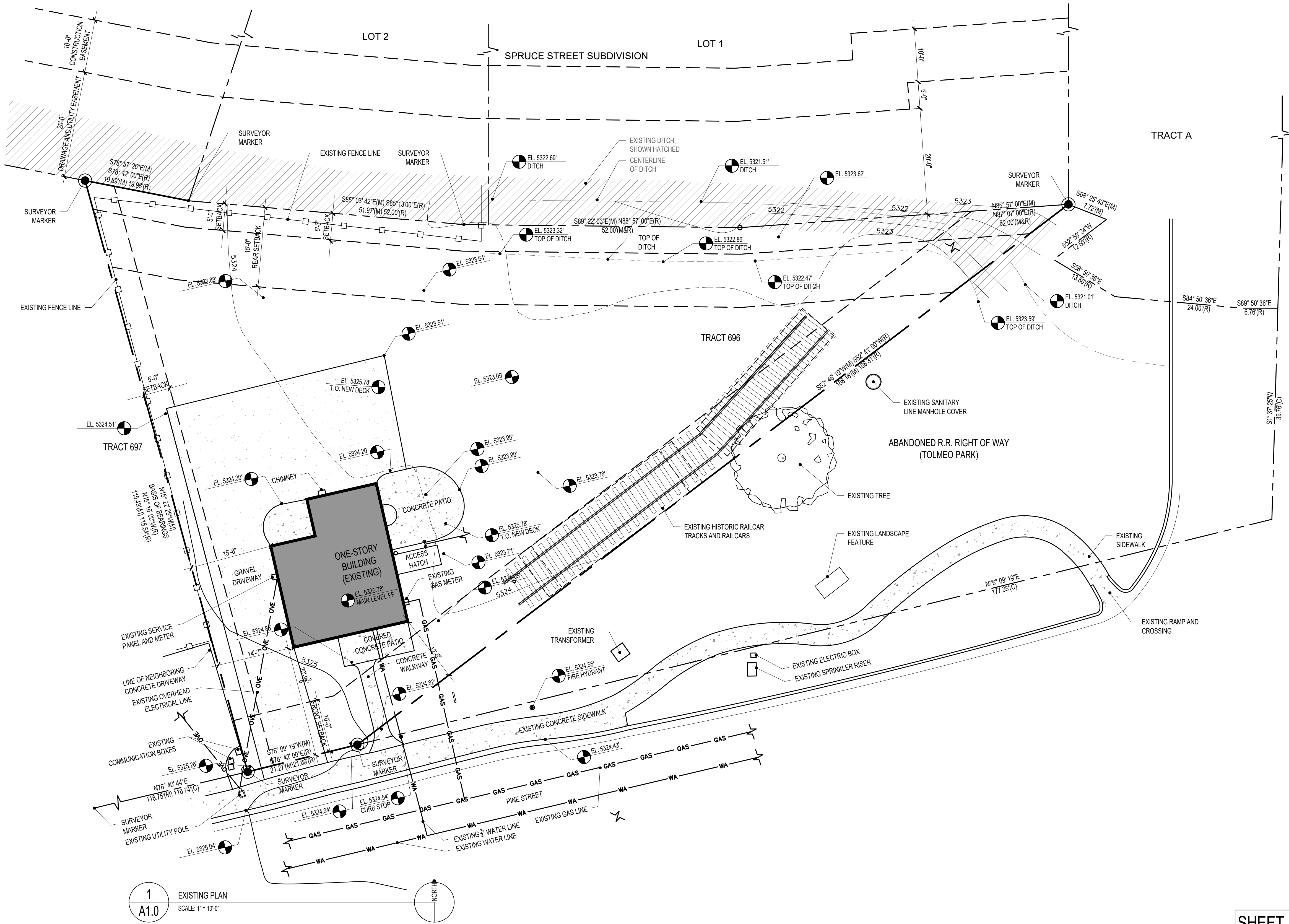
SHEET: **C1**

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



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

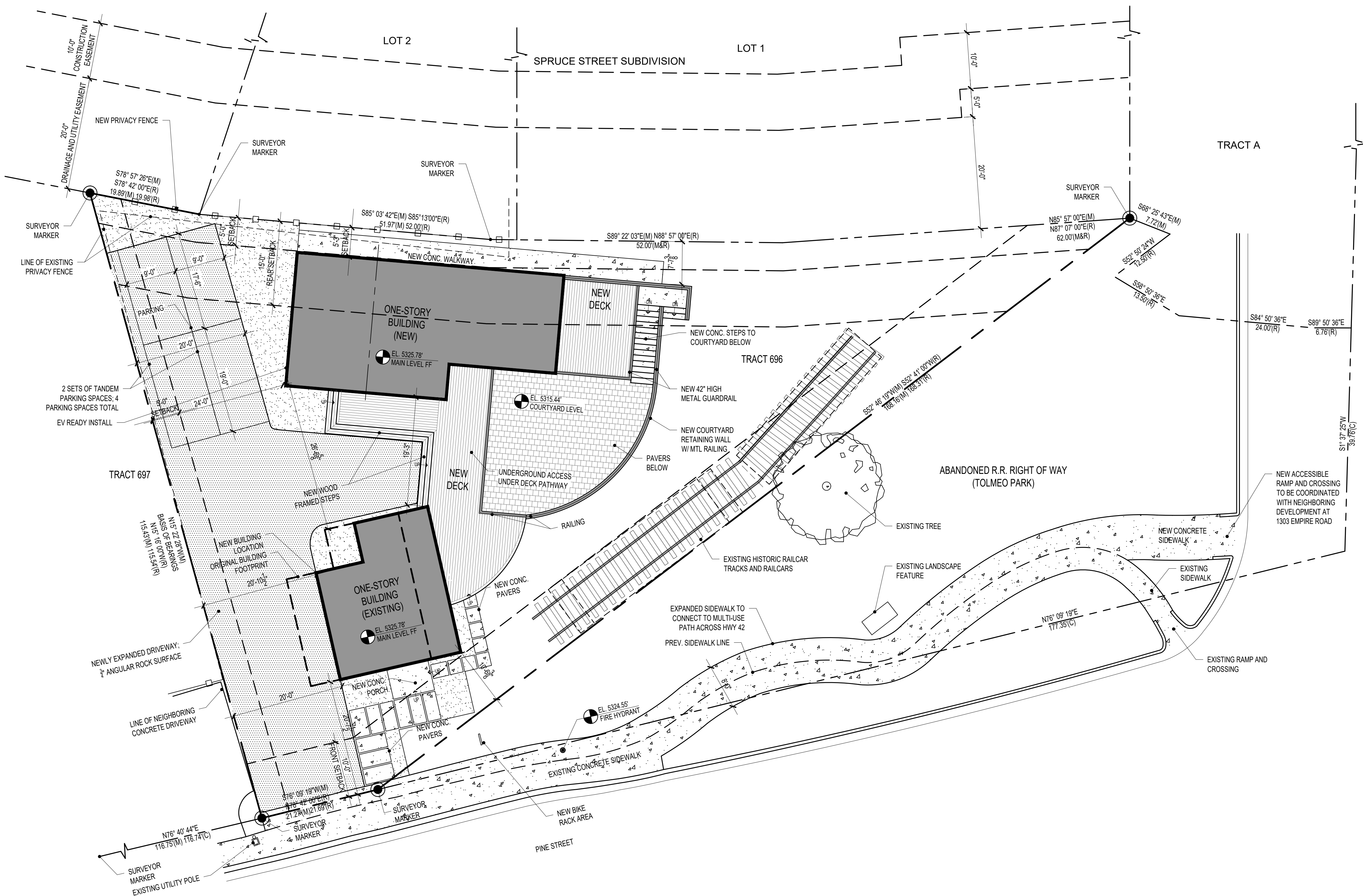


1
A1.0
EXISTING PLAN
SCALE: 1" = 10'-0"

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

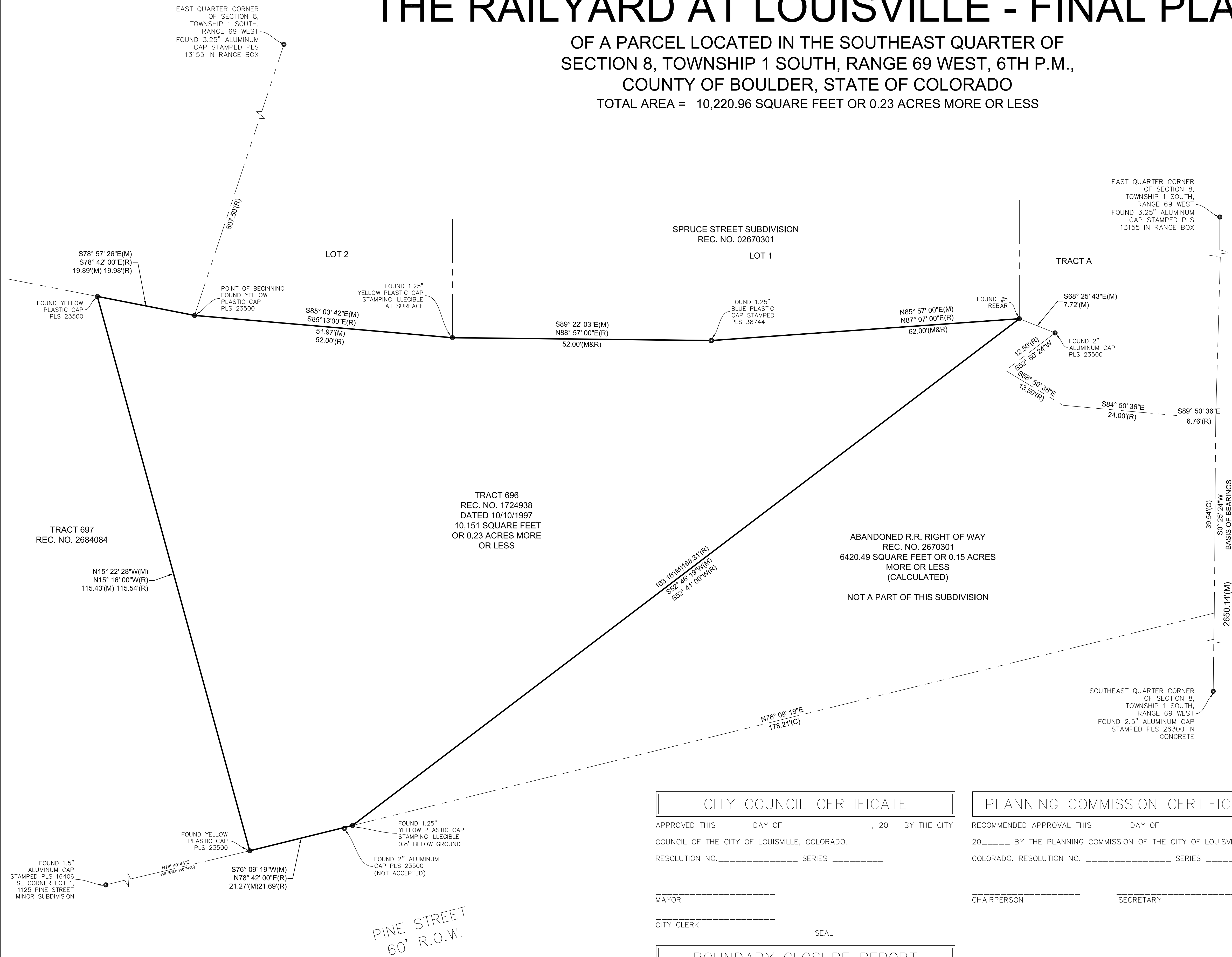


BUILDING ENVELOPE	—————
OVERHEAD BUILDING ENVELOPE	-----
PROPERTY LINE	-----
PROPERTY CORNER	●
SETBACK	-----
MAJOR CONTOUR	-----
MINOR CONTOUR	-----
PREV. MAJOR CONTOUR	-----
PREV. MINOR CONTOUR	-----
SANITARY LINE	— SA —
OVERHEAD ELECTRIC	— OVE — OVE
UNDERGROUND ELECTRIC	— UGE —
GAS LINE	— GAS — GAS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



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. 03547040, 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, 807.50 FEET TO THE TRUE POINT OF
BEGINNING; THENCE SOUTH 85°13'00" 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/OUR 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 COMMITS 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 DENVER, CO 80205 303-668-7540	DRAWN BY:
NO.	DATE		ACS
REVISION			DS

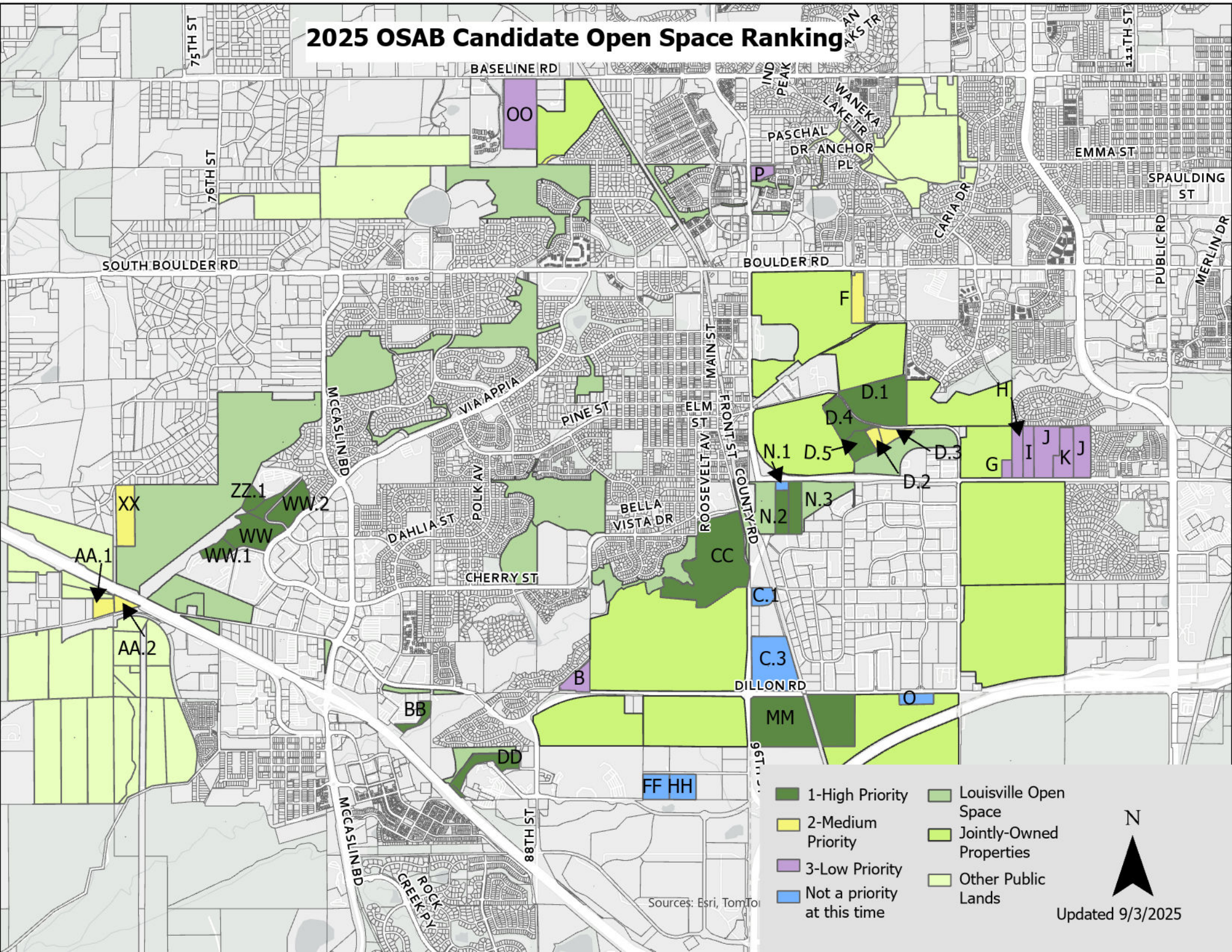
Discussion Item 10: Open Space Candidate Parcels: “Opportunities for Preserving Open Space and Improving Trail Connectivity”- Ranking Properties.

Initial Rankings from OSAB's Septeber 10, 2025 Field Tour

Parcel	Size (acres)	Existing Conservation Easement	Zoning (See note at bottom)	Natural Resource Value (1-10)	User Experience Value (1-10)	Strategic Value (1-10)	Totals	Acquisition Stratgy	Notes
BB	5.04		CB	9	9	9	27		Small but high-value Coal Creek riparian parcel with rich habitat, trail connectivity, and strong conservation potential as a buffer against nearby commercial development.
OO	33.71		County - RR	8	9	9	26		large, scenic, and ecologically rich site with high conservation value—offering critical wildlife habitat, trail connectivity, fire mitigation potential, and buffering opportunities—where securing at least a conservation easement (ideally through partnership with the county and Lafayette) is essential to prevent development impacts.
ZZ.1	4.72		PCC	8	9	9	26		Small but strategic extension of Davidson Mesa with habitat value, scenic views, and potential for a trailhead, while buffering against possible commercial development.
WW	19.27		PCC	7	9	9	25		This parcel has important conservation value with strong trail connectivity to Davidson Mesa, Centennial, and south Louisville, featuring notable topography and natural areas that complement WW.1.
WW.1	6.03		PCC	7	8	8	24		Parcel with natural vegetation and views that would expand Davidson Mesa habitat and connectivity, though bordered by an Xcel easement.
CC	67.54	Y	AG	9	8	7	23		conservation easement
D.1	14.75	Y	County -Ag	8	8	7	23		Valuable mainly as part of a combined D2, D4, and D5 conservation easement to restrict building near Coal Creek.
WW.2	19.6		PCC	7	7	8	23		Medium parcel with limited habitat value but potential as a fire buffer, trail link, and development buffer, best pursued with nearby WW and ZZ properties.
N.2	8.28		County-Ag	9	8	7	23		Best conserved with N2 and N3 to enable potential Coal Creek Trail realignment and access
N.3	9.9		County-Ag	8	8	7	23		Best combined with N2 and N3 to enable Coal Creek Trail access and potential realignment.
D.4	11.05	Y	County -Ag	8	6	8	22		conservation easement
N.1	1.65		County-Ag	7	7	7	21		Best conserved with N2 and N3 as a buffer; provides no creek access alone.
D.5	8.9	Y	County -Ag	7	7	7	21		Creek protected through a conservation easement.
D.2	3.33		County -Ag	7	6	7	20		conservation easement
D.3	5		County-Ag	7	6	7	20		Best conserved with other D properties
F	9.13		PCC	5	7	6	18		Small parcel with views and trail access that could serve as a community buffer or park, but has low open space value and is more suitable for development.
AA.2	2.68		County-Ag	5	7	7	18		Parcel south of 36 providing potential trail connections from Davidson Mesa to Marshall Trail.
AA.1	4.71		County-Ag	5	6	6	17		Parcel south of 36 with potential trail connections.
XX	19.03	County Estate Residence		5	6	6	17		Excellent views; BCOS?
P	4.9		County - RR	3	4	5	12		A small parcel with mountain views and trail connections that could serve as a neighborhood buffer or parkland, but offers low open space value and is likely better suited for development.

AG = Agriculture:
PCC= Planned Community Commercial; CB = Commercial
Business

2025 OSAB Candidate Open Space Ranking



Sources: Esri, TomTom

Updated 9/3/2025

Discussion Item 11:Open Space Candidate Parcels: Opportunities for Preserving Open Space and Improving Trail Connectivity”- Determine Format for City Council Meeting in November.

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	

Past Example

Strategies and Tools for Open Space Property Acquisition

12/10/2015

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

Tool	How it works	Advantages	Disadvantages
Real Estate Retainer	While many large open space agencies have staff dedicated to land acquisitions, this is impractical or unfeasible for smaller agencies due to cost and infrequency of opportunities. A smaller municipality could extend its reach through an established network of real estate brokers in the area. Real estate brokers tend to be the first individuals with knowledge of potential land coming on the market for sale, and may have relationships with landowners in the area. A municipality could provide a select group of brokers its target acquisition list to either pursue transactions, or to simply keep the municipality abreast of potential target acquisition opportunities. It is typical in the real estate industry for a seller to pay all brokerage commissions/compensation.	Expands the reach of smaller municipalities' on-staff resources at minimal additional costs, and may result in additional opportunities	May result in a conflict if multiple brokers identify the same target acquisition at the same time, an event more common in a smaller municipality real estate market.
Right of first refusal/Option Agreement	The right of first refusal is a contract between the buyer and seller which specifies that the land may be acquired by the buyer at a future date. This gives the municipality the opportunity to match an offered purchase price within a specified time period should a landowner receive a legitimate offer to sell. A purchase option is simply a right that the municipality holds to purchase the land by a specified date at a specified price. A right of first refusal and a purchase option can be either donated to the municipality or sold.	Keeps the opportunity open, keeps the dialogue going, inexpensive.	Money paid to the seller for the right of first refusal/option is forfeited if the city cannot or will not purchase the land at the specified time and price.
Fee Simple Acquisition	Most acquisitions of open space have historically been fee simple purchases.	Fee acquisition have the advantage of giving the city full control over the management of the properties' resources, and provide the greatest flexibility for decision making about the best ways to address visitor access, agricultural management, ecological restoration and other management issues.	Most expensive of all acquisition tools
Conservation Easements	Legal restriction voluntarily placed on a property by its owner. Enforcement rights are granted to a public agency or charitable organization. Easement is customized to meet landowner needs, including retention of certain rights.	Landowners can protect land in perpetuity while maintaining ownership. There are significant savings on taxes including property, income and estate taxes. Landowners are motivated to donate CEs because Colorado allows transferable tax credits for qualified donations. Currently, a CE donor can earn up to \$375,000 in state income tax credits. Under policies now in effect, these credits can be carried forward for up to 20 years and used as needed to offset state income tax payments, or sold to others.	Conservation easements are irrevocable and rights included are no longer an option for landowner.
Trail Easements	A partial interest in a property is granted to allow entry onto another landowner's property. Trail facilities are developed within a designated area, to allow users onto the corridor to use the trail. Negotiation between trail managers and owners usually occurs. Owners may be willing to allow access for a fee or donation of the easement.	Easement acquisition is usually cheaper than outright purchase of land. There are less disruptions of existing land uses.	Tensions can arise between entities regarding terms or covenants. Term easements can cause problems if owner does not choose to renew the easement.
Parkland/Trail Dedication	City requires developers and builders to dedicate park/trail lands or pay a fee that is used to acquire and develop park and trail facilities. This exaction fee is a way to offset increased demand for parks or trails created by developer/new homeowner	Cities can conserve open spaces at the pace of land development. Developers can negotiate to construct facilities saving cost to both parties.	Although courts generally uphold this type of exaction, it could result in litigation for requiring payment/land dedication.
Bargain Sale of Land	An agreement is created to sell land for less than fair market value between City and landowner.	Potential tax benefits exist such as charitable donations and a reduction in capital gains tax. Sellers are often motivated to see land preserved.	Less profit for seller than selling at fair market value. Conservation value restraints may limit agency ability to purchase property.

DRAFT - OSAB PLANNING PURPOSES ONLY

Opportunities for Preserving Open Space and Improving Trail Connectivity

				Value Scores			Acquisition Value	Property Status description	Goal/Backup Strategy
Property Name	Property Code	Current Zoning	Acres	Community	Resource	Total			
Mayhoffer-N & S of Empire Road	D	Agricultural (U)	200	26.33	10.83	37.17	HIGH		Fee Simple/CE/Trail easement
SE of HWY 42 & 96 th St.-western	N.2	Agricultural (U)	8	16.33	9.50	25.83	HIGH		Fee Simple/CE/Trail Easement
SE of HWY 42 & 96 th St.-eastern	N.3	Agricultural (U)	10	16.00	9.67	25.67	HIGH		Fee Simple/CE/Trail Easement
Phillips 66 NE section	A.2	Commercial	80	17.43	7.86	25.29	HIGH		Fee Simple 30+ acres/CE/Trail Easement
Phillips 66 SW section	A.1	Commercial	77	15.43	6.00	21.43	HIGH		Fee Simple 30+ acres/CE/Trail Easement
Phillips 66 NW and SE sections	A	Commercial	228	16.29	4.86	21.14	HIGH		Fee Simple 30+ acres/CE/Trail Easement
W of and adjacent to Davidson Mesa	XX	Estate Residential	19	16.67	4.17	20.83	HIGH		Fee Simple/CE
SE of Dillon & 96th St.	MM	Agricultural (U)	73	16.00	4.00	20.00	HIGH		Fee Simple
Centennial- Middle	WW	Commercial	20	14.83	3.67	18.50	HIGH		Conservation Easement/ Trail Easement
Centennial-Eastern	WW.2	Commercial	20	14.50	3.67	18.17	HIGH		Conservation Easement/ Trail Easement
Between S 96th & S. Arthur Ave.- North	C.1	Commercial	5	13.33	3.67	17.00	HIGH		Fee Simple/ Trail Easement
Between S 96th & S. Arthur Ave.- South	C.3	Commercial	33	12.83	2.67	15.50	HIGH		Trail Easement
Between S 96th & S. Arthur Ave.- Middle	C.2	Commercial	14	12.33	2.83	15.17	HIGH		Trail Easement
Mayhoffer-N of Empire Road	D.1	Agricultural (U)	50	26.33	9.33	35.67	MEDIUM		Fee Simple/ CE/ Trail Easement
Empire Road adj. to Mayhoffer	D.2	Agricultural (U)	3	20.67	7.83	28.50	MEDIUM		Conservation Easement
Empire Road adj. to Mayhoffer	D.3	Agricultural (U)	5	18.67	6.00	24.67	MEDIUM		Conservation Easement
SE of HWY 42 & 96 th St.-western small	N.1	Agricultural (U)	2	14.50	7.33	21.83	MEDIUM		Fee Simple/ CE/ Trail Easement
Centennial-Western	WW.1	Commercial	6	14.50	3.83	18.33	MEDIUM		Conservation Easement/ Trail Easement
N of Paradise Lane- Eastern most	II	Agricultural (U)	9	15.00	4.00	19.00	LOW		Conservation Easement
N of Paradise Lane- Middle	GG	Agricultural (U)	19	12.17	5.33	17.50	LOW		Conservation Easement
S of Paradise Lane- Eastern most	KK	Agricultural (U)	9	12.17	5.33	17.50	LOW		Conservation Easement
West of GHX	ZZ.1	Commercial	5	13.83	3.50	17.33	LOW		Conservation Easement
Santillies- SE of S.Bldr Rd & 95th St.	F	Commercial	9	13.00	3.00	16.00	LOW		Recommend PPLAB Review
NW of Hwy 42 & 287-Eastern most	J	Agricultural (U)	30	12.17	2.67	14.83	LOW		Conservation Easement
S of Paradise Lane- 2nd in from east	JJ	Agricultural (U)	10	10.83	4.00	14.83	LOW		Conservation Easement
N of Paradise Lane- Western most	EE	Agricultural (U)	10	10.67	3.33	14.00	LOW		Conservation Easement
NW of Hwy 42 & 287-2nd in from west	H	Agricultural (U)	8	11.50	2.33	13.83	LOW		Conservation Easement
S of Paradise Lane- Western most	FF	Agricultural (U)	10	10.83	3.00	13.83	LOW		Conservation Easement
Between Damaynovich and D. Mesa	ZZ	Commercial	22	9.50	4.17	13.67	LOW		Conservation Easement
NW of Hwy 42 & 287-2nd in from east	K	Agricultural (U)	12	10.83	2.50	13.33	LOW		Conservation Easement
NW of Hwy 42 & 287- Western most	G	Agricultural (U)	3	10.50	2.50	13.00	LOW		Conservation Easement
S of Paradise Lane- 2nd in from west	HH	Agricultural (U)	10	9.67	2.67	12.33	LOW		Conservation Easement
NW of Hwy 42 & 287-3rd in from west	I	Agricultural (U)	17	9.67	2.50	12.17	LOW		Conservation Easement
PSOC -Western	B.1	Agricultural (U)	3	9.17	2.83	12.00	LOW		Recommend PPLAB Review
Dillon Road Homestead (within Trillium)	O	Agricultural (U)	5	9.33	2.67	12.00	LOW		Conservation Easement
PSOC on Dillon West of Warembourg	B	Agricultural (U)	5	8.17	2.00	10.17	LOW		Recommend PPLAB Review

DRAFT
Undeveloped Properties: OSAB Assessments and Recommendations

Property	<name> <(code)> <(acres, zoning)>	
Value		
Aspirational Goal		
Backup Strategy		

Guidance:
(high=yellow, medium=green, low=grey)
Use Acquisition Strategies tab for options
Use Acquisition Strategies tab for options

Community Value:		
	Buffer Value	
	Potential Partners	
	Adjacent Parcels	
	Other Notes	

Consult Acquisition OSAB Study Session document
for specific details

Resource Value:		
	Habitat & Vegetation	
	Riparian/Wetland	
	Other Notes:	

Property Goals:	
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Use PropertyGoalsList tab for entries

Supporting Parcels:	
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Use language in Acquisition OSAB Study Session document

Owner - relationship status	
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Summary; ongoing negotiations and contact info to
be maintained in separate file by staff

Vision Statement	
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Date of Recommendation:	mm/dd/yyyy	OSAB BOARD MEMBERS: Helen Moshak
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Staff to complete date field

Property Goals - Master List

> Restore native vegetation
> Preserve riparian zone
> Protect view shed
> Provide larger contiguous acreage
> Increase habitat health
> Protect biodiversity
> Expand trail connectivity
Preserve agricultural use/heritage
Development/ Habitat Buffer Zone
Strong Partnership Potential
Unique Wildlife Habitat

DRAFT 2017 Open Space Advisory Board Highest Priority Property Acquisition Recommendations

January 31, 2017

DRAFT

Context:

It is important to preserve open space in order to provide a multitude of public and ecosystem benefits including natural habitat, water, wildlife, appropriate recreation, trail connections, economic prosperity, and wildfire protection. The availability of the finite, and increasing rare, resource of open or undeveloped land appropriate for open space acquisition continues to dramatically decrease every year as our urban and suburban areas continue to expand around us, commercial development increases, and people continue to move to Louisville, surrounding towns, and rural areas.

These forces result in conversion, fragmentation and parcelization of land. Conversion is typically the permanent replacement of habitat, native species, and open space with buildings, houses, lawns, roads and parking lots. Fragmentation results when new commercial and housing developments disturb a larger area of land than just the footprint of the new structures. These changes affect the quality of wildlife habitat and encourage the spread of invasive species. Many species require contiguous blocks of habitat to survive and critical winter habitat. Parcelization happens when land is subdivided, properties become smaller in size and the number of property owners grows. Smaller parcels can be more difficult to manage for habitat health, protection of bio-diversity, wildfire prevention, water, and wildlife. Subdivision of land can also lead to small parcels that can cut off trail access, passive recreation opportunities, and reduces the amount of available open space land.

Water flows across the terrain to find its own level regardless of ownership, planning or zoning. Wildlife migrates and needs healthy, sustainable, protected environments to maintain populations and diversity. Conserving open space is not a private land or a public land issue. It cannot be delayed or deferred indefinitely. It is one of our greatest common challenges to be addressed now, today, at our local and regional levels with our partners for the immediate and future benefit of our ecosystems and citizens. To this end, we must use all the acquisition tools and partnerships available to us including purchase in fee simple, right of first refusal and option agreements, real estate agent retainers, conservation and trail easements, bargain sales and open space/trail dedications.

Introduction to the Property Acquisition Priority Recommendations:

Following are the 2017 City of Louisville Open Space Advisory Board acquisition recommendations based on our review of the properties, rating of properties based on our resource and strategic community values matrix, potential for partnerships and increasing pressure from development, human population growth and impacts and the continued support of Louisville voters to fund and take action on acquiring open space property for the benefit of our community and environment.

We recommend that the City Council and staff work proactively to establish relationships with property owners, to explore and create acquisition opportunities over time, develop and manage funding

Past Example

strategies and reserves, and build and enhance partnerships with Boulder County, neighboring towns and property owners so that we are well-positioned to acquire or protect these properties. We understand that there are competing public interests and limited financial resources. The ranking in this list is not intended to establish a sequential order or mandate a fund reserve balance but to provide guidance in prioritizing purchases should multiple opportunities occur at one time. We have also made recommendations about some of the properties dependent on the availability of adjacent or nearby properties. If acquisition opportunities arise for additional properties not on this list, OSAB welcomes the opportunity to provide input and feedback to City Council as they consider and decide whether to acquire a property or easement interest in the land.

1. **Mayhoffer Property (Parcel D)**

Property Features: Approximately 200 acres. Bordered by Aquarius Open Space to the south and the jointly owned Harney Lastoka Open Space to the North. Creates a physical and visual buffer between Louisville and Lafayette. Highly visible from the roadway creating an agricultural “home-town” feel. Large contiguous acreage.

Property Goals: Explore agriculture options and native grassland restoration demonstration area, protect lands, preserve riparian zone, buffer and view shed protection. Create larger contiguous area and healthier habitat.

Supporting Parcels: Assuming successful acquisition of parcel D, OSAB would also support acquisition of parcel D.1. Purchase of D.1 without D is not recommended. Acquisition of parcels D.2 and D.3 without D and D.1 is not recommended.

OSAB recommendation: Fee simple acquisition. Continue to pursue acquisition in partnership with Boulder County and Lafayette. Continue to list as an OSAB top priority on the Annual Acquisition Request to Boulder County until acquisition is achieved.

2. **Bennett Property (Parcel N.2)**

Property Features: Approximately 8 acres. Adjacent to the Olson Open Space and includes the Coal Creek riparian corridor.

Property Goals: Protect Coal Creek riparian corridor and create larger contiguous acreage when combined with the Olson Open Space property. If N.2 and N.3 are both acquired consider realigning Coal Creek trail so that the trail is not adjacent to the road right-of-way and fenced in. Increase habitat health and protect diversity.

Supporting Parcels: Assuming successful acquisition of N.2, OSAB would also support acquisition of N.1. Purchase of N.1 without N.2 is not recommended.

OSAB Recommendation: Fee simple acquisition. Continue to list as an OSAB top priority on the annual acquisition request to Boulder County. Boulder County has stated that they will consider pursuing this purchase in partnership with Louisville if the opportunity becomes available.

Past Example

3. **Newbold Property (Parcel N.3)**

Property Features: Approximately 9 acres. Adjacent to CTC Open Space and includes Coal Creek riparian corridor.

Property Goals: Protect Coal Creek riparian corridor and create larger contiguous acreage when combined with the CTC Open Space property. If N.2 and N.3 are both acquired, consider realigning Coal Creek trail so that it is not adjacent to the road right-of-way and fenced in. Increase habitat health and protect diversity.

OSAB Recommendation: Fee simple acquisition. Continue to list as an OSAB top priority on the annual acquisition request to Boulder County. Boulder County has stated that they will consider pursuing this purchase in partnership with Louisville if the opportunity becomes available.

4. **Phillips 66 (Parcel A.2)**

Property Features: Approximately 88 acres, stock pond.

Property Goal: Grassland restoration and trail access. Habitat restoration. Protection of view shed. Increase habitat health and protect bio diversity. Buffer. Preserve riparian zone.

OSAB Recommendation: Fee simple acquisition. Evaluate potential partnership opportunities with Boulder and Broomfield Counties. OSAB recognizes that this property is zoned as “Planned Commercial” and if developed, OSAB recommends the purchase of 30+ contiguous acres (on one of the three parcels (A, A.1, or A.2) and a trail corridor for public access.

5. **Phillips 66 (Parcel A.1)**

Property Feature: Approximately 77 acres

Property Goals: Grassland restoration and trail access. Habitat restoration. Protection of view shed. Increase habitat health and protect diversity. Buffer.

OSAB Recommendation: Fee simple acquisition. Evaluate potential partnership opportunities with Boulder and Broomfield Counties. OSAB recognizes that this property is zoned as “Planned Commercial” and if developed, OSAB recommends the purchase of 30+ contiguous acres (on one of the three parcels (A, A.1, or A.2) and a trail corridor for public access.

6. **Phillips 66 (Parcel A)**

Property Features: Approximately 222 acres.

Property Goals: Grassland restoration and trail access Habitat restoration. Protection of view shed. Increase habitat health and protect diversity. Buffer.

OSAB Recommendation: Fee simple acquisition. Evaluate potential partnership opportunities with Boulder and Broomfield Counties. OSAB recognizes that this property is zoned as “Planned Commercial” and if developed, OSAB recommends the purchase of 30+ contiguous acres (on one of the three parcels (A, A.1, or A.2) and a trail corridor for public access.

Past Example

7. Salaman Property (Parcel XX)

Property Features: Approximately 19 acres. Bordered by Davidson Mesa to the east and south.

Property Goals: Increase acreage of Davidson Mesa. Habitat restoration. View shed protection.

OSAB Recommendation: Fee simple acquisition.

8. Schreiter Property (Parcel MM)

Property Features: Approximately 73 acres. Bordered to the west by Admor Open Space and to the east by Trillium Open Space.

Property Goals: Agricultural. Protection of view and rural character.

OSAB Recommendation: Fee simple acquisition. Continue to list as an OSAB top priority on the annual acquisition request to Boulder County. Boulder County has stated that they will consider pursuing this purchase in partnership with Louisville if the opportunity becomes available.

9. Centennial (Parcel WW)

Property Features: Approximately 19 acres. Bordered to the north by a powerline easement and Davidson Mesa Open Space.

Property Goals: Retain the rural nature of the property. Increase Open Space acreage and trail access opportunities as the surrounding area becomes more developed.

Supporting Parcel: If preservation of WW occurred, OSAB would support preservation of WW.1 as well. Acquisition of WW.1 alone would not be recommended

OSAB Recommendation: OSAB recognizes that this property is zoned as "Planned Commercial" and recommends preservation of contiguous acreage and potential trail connectivity to Davidson Mesa through the development process.

10. Centennial (Parcel WW.2)

Property Features: Approximately 20 acres. Bordered to the north by a powerline easement and Davidson Mesa Open Space.

Property Goals: Retain the rural nature of the property. Increase Open Space acreage and trail access opportunities as the surrounding area becomes more developed.

OSAB Recommendation: OSAB recognizes that this property is zoned as "Planned Commercial" and recommends preservation of contiguous acreage and potential trail connectivity to Davidson Mesa through the Development process.

11. Games Property (Parcel C.1)

Property Features: Approximately 5 acres. Includes a stand of trees. Located east of the jointly owned Warembourg Open Space and south of existing City public land.

Property Goals: Trail Connectivity, preserve the rural nature of the area and view corridor, increase acreage of existing adjacent Open Space, preserve existing trees for wildlife habitat.

OSAB Recommendation: OSAB recognizes that this property is zoned as "Planned Commercial" and recommends preservation of contiguous acreage and potential trail connectivity from the Coal Creek Trail to Dillon road in combination with parcels C.2 and C.3.

Past Example

12. Colorado Tennis Facilities (Parcel C.2)

Property Features: Approximately 14 acres. Located east of the jointly owned Warembourg Open Space.

Property Goals: Maintain the rural feel at the intersection of Dillon and 96th Street. Grassland restoration demonstration area.

OSAB Recommendation: OSAB recognizes that this property is zoned as “Planned Commercial” and recommends preservation of contiguous acreage and potential trail connectivity from the Coal Creek Trail to Dillon road in combination with parcels C.1 and C.3.

13. Archdiocese of Denver St. Louis Property (Parcel C.3)

Property Features: Approximately 32 acres. Located east of the jointly owned Warembourg Open Space.

Property Goals: Maintain the rural feel at the intersection of Dillon and 96th Street. Grassland restoration demonstration area.

OSAB Recommendations: OSAB recognizes that this property is zoned as “Planned Commercial” and recommends preservation of contiguous acreage and potential trail connectivity from the Coal Creek Trail to Dillon road in combination with parcels C.1 and C.3.

OSAB Members: Helen Moshak (Chair), Mike Schantz (Vice Chair), Laura Scott Denton (Secretary), Linda Smith, Missy Davis, Graeme Patterson, Fiona Garvin and Jim Gibb