

OPEN SPACE BOARD OF TRUSTEES

Wednesday, December 10, 2014 at 6:00 p.m.

Council Chambers, 1777 Broadway

MEETING AGENDA

(Please note that times are approximate.)

- 6:00 I. Approval of Minutes
- 6:05 II. Public Participation for Items Not on the Agenda
- 6:15 III. Director's Updates
Wildlife Program Update
Council Retreat Questions for Boards and Commissions
- 6:45 IV. Matters from the Board
- 6:55 V. Consideration of a motion pertaining to the development of a trail on the Joder Open Space and Mountain Parks property.*
- 8:00 VI. Adjournment

*Public Participation

OPEN SPACE BOARD OF TRUSTEES

Minutes

Meeting Date November 12, 2014

BOARD MEMBERS PRESENT

Tom Isaacson Shelley Dunbar Frances Hartogh Molly Davis Kevin Bracy Knight

STAFF MEMBERS PRESENT

Mike Patton Jim Reeder Mark Gershman Linda Vandervort Lauren Kolb
Heather Swanson Will Keeley Steve Armstead Don D'Amico Alyssa Frideres
Leah Case Phil Yates

CALL TO ORDER

The meeting was called to order at 6:02 p.m.

AGENDA ITEM 1 – Approval of the Minutes

Tom Isaacson said on page 2, under Agenda Item 4, it should read, “Tom asked staff to give an update at the next meeting on Skunk Canyon because the Preble’s meadow jumping mouse restrictions will be lifted at the end of November.” Shelley Dunbar said the next paragraph should read, “Shelley Dunbar asked for an update on trailhead poop bag dispensers and dog poop signs.”

Shelley Dunbar moved to approve the minutes from Oct. 23, 2014 as amended. Tom Isaacson seconded. This motion passed unanimously.

AGENDA ITEM 2 – Public Participation for Items not on the Agenda

Randy Winter, Boulder, expressed his concern for the pass-through gates at Left Hand Trail. He said these gates are dangerous for equestrians as they are difficult to operate while on horseback. He suggested leaving gates open when there are no cattle in the area. Another option would be to change the configuration of the gate so it opens away from where the horse is passing through. In addition staff could raise the chain on the gate so it is easier to reach and/or add a mounting structure on either side.

Mike Patton said the decision to use self closing gates was made because users were not shutting gates after going through. Tom asked staff to come back with additional solutions rather than the self closing-gates.

Suzanne Webel, Longmont, suggested staff put in warning signs for bikes (to slow down) near the new Highway (Hwy) 93 underpass. She introduced the Boulder Area Trails Coalition (BATCO); some of their group’s information was presented and she invited the Board to reach out to them. They have a new edition of their trails map which now includes the West Trails Study Area (TSA). The net proceeds from map sales will be used for trail projects in Boulder County.

AGENDA ITEM 3 – Director’s Updates

Research Program

Will Keeley, Wildlife Ecologist, gave a presentation on various Open Space and Mountain Parks (OSMP) research projects.

Frances Hartogh suggested doing an update on this each year. Tom asked if there are plans to organize research studies on the Website so they are easier to sift through. Mark Gershman said the best way to find information is through the library at Cherryvale. Will added that information in this library can be searched by keyword, but the Website currently does not have this capability. Tom suggested putting

together a compendium of this information to get a sense of the species on OSMP property compared to other areas. Will said the long-term sustainability project was focused on this, but was sidetracked with the flood.

Voice and Sight Tag Program

Steve Armstead, Environmental Planner, gave an update on the Voice and Sight Tag Program.

Frances asked what enforcement will look like when the program starts. Steve said the initial intent will be to put more emphasis on education. Rangers will be stopping anyone who is in violation of the rules, including not having the correct tag. If it is their first contact, it is likely only a warning will be issued. Frances asked if staff will increase their presence in the field. Steve said in addition to updated signs, rangers, trail guides and outreach staff will all be present in the system. He added that given the scale and interest of this program there should already be a pretty broad understanding of the rules. Frances asked if staff will be formally tracking compliance. Steve said the formal monitoring study which includes compliance takes place in the spring and summer. Shelley suggested offering more education classes on the weekends. Steve said staff continues to monitor the most popular times for classes, and will increase classes for those days/times. Shelley said staff could increase the number of e-mails that get sent to program participants. It would also be wise to make sure City of Boulder veterinarians are familiar with the rules of the program and what will be required for rabies vaccination. Steve said the Finance Department will do this outreach once the dog licensing process is in place.

Council retreat questions for Boards and Commissions

Mike Patton, Open Space and Mountain Parks director, reminded the Board that City Council will be having its retreat, and the Open Space Board of Trustees (OSBT) needs to provide feedback on the questions for next year's Boards and Commissions. Tom asked Board members to send their ideas to staff who will combine answers into one document. The Board will finalize this at the next meeting in December.

Prairie Dog Relocation

Heather Swanson, Wildlife Ecologist, gave an update to the Board on the several areas where OSMP is relocating prairie dog colonies.

Frances asked what the average cost is of relocation. Heather said it depends vastly on the site, but it is fairly high. Frances asked what the recovery/survival rate is. Heather said there have not been great studies for this. It is believed that if they are put in a good area they are likely to survive.

AGENDA ITEM 4 – Matters from the Board

Kevin said he is going to Skunk Canyon on Sunday to look at additional trail options. He invited the Board or staff to join him if they are interested.

Molly complimented OSMP's Natural Selection hikes. They are really great and offer a good variety of lessons/programs.

Tom asked if staff is keeping tabs on the Colorado Department of Transportation (CDOT) project along South Boulder Creek and monitoring to make sure habitat is being protected. Mark said all of the work is taking place within the CDOT right-of-way.

Tom asked if Boulder Falls is the only area that is still closed on OSMP. Mike said yes; there is a contractor scheduled to look at this area and give a proposal for possible alignments. Tom asked if preliminary steps with the City Attorney Office (CAO) have been taken. Mike said yes, and staff will keep the Board updated on the progress.

AGENDA ITEM 5 – Consideration of a motion to approve a Conservation Easement (CE) amendment on the property owned by the Graham Casden 2009 Trust at 5097 Flagstaff Rd.

Linda Vandervort, Conservation Easement Specialist, gave a presentation to the Board explaining a potential amendment to a CE. OSMP staff supports this amendment because it improves the original CE and is a benefit to the OSMP program.

Molly Davis asked if the proposed greenhouse will actually be 20 feet high. Linda said not necessarily, but that is what the architect approved in order for it to be self sufficient. Kevin asked if the owner would be able to replace this structure in the future. Linda said it is written so the only approved structure is a greenhouse. Frances asked if the reflection off of this building will reflect onto the surrounding trails. Linda said no; non-reflective glass as well as drapes and plants will be used to prevent this.

Public Comment

None.

Return to the Board

No further comment.

Motion

Shelley Dunbar moved the Open Space Board of Trustees approve the conservation easement amendment on the property owned by the Graham Casden 2009 Trust at 5097 Flagstaff Rd., as written in Attachment F, and waive the amendment fee. Tom Isaacson seconded. This motion passed unanimously.

AGENDA ITEM 7 – Consideration of a motion to approve a CE amendment on the property owned by Epaka Holdings, LLC at 8104 N. 63rd St.*

Linda Vandervort, gave a presentation to the Board explaining a potential CE amendment. OSMP staff supports this amendment because it improves the original CE and is a benefit to the OSMP program. In particular, it supports local organic food production and preserves agricultural operations in Boulder County as well as further restricts development on the property.

Staff and the Board praised Alice Starek, the property owner, for her good work on this property. It has been vastly improved.

Public Comment

None.

Return to the Board

No further comment.

Motion

Kevin Bracy Knight moved the Open Space Board of Trustees approve a conservation easement amendment as shown in Attachment F on the property owned by Epaka Holdings, LLC at 8104 N. 63rd St. and waive the amendment fee. Shelley Dunbar seconded. This motion passed unanimously.

AGENDA ITEM 8 – Consideration of a motion pertaining to development of a trail on the Joder OSMP property.*

Mike Patton gave a presentation to the Board on the Joder property.

Kevin asked when the North TSA would begin. Mike said even if the TSA were to begin now, it would likely be up to two years before anything would happen on the ground. Frances asked if access to Joder became a priority, what would have to come off of the current staff work plan. Mike said if there was agreement to just make a trail connection using the exiting road bed, it would have less of an impact to the work plan. Tom said given the other priorities included in the TSA it may be beneficial to leave Joder out. Frances asked if people can access the property by vehicle. Mike said there is no parking currently allowed at the Joder property, but there are several areas close by that can be used.

Public Comment

Suzanne Weibel, Longmont, said the Joder Ranch is the heart and soul of the horse community. She knew the Joder family well, and they were big supporters of this ranch, the people and the horses. She believes they agreed to sell this property to OSMP with the understanding that the trails would be open to the public and accessible to horses. Other user groups such as mountain bikers and dog walkers should be allowed on portions of this property as well. Staff should make sure horse trailer parking is included in the plan. This will help complete the regional trail connection. She thanked the Joder family for preserving this property. She said Boulder County Horse Association (BCHA) and BATCO are willing to help where needed.

Raymond Bridge, Boulder, urged the Board to move forward with the public process. He said planning should take place for each continuous area. It would be a huge mistake to start off with various user groups drawing lines on the map prior to doing the inventory. Trying to shortcut the TSA would be a big mistake.

Dan Ault, Boulder, said he owns the property on either side of Joder. He would like OSMP to open up Joder for public use. The historic nature of this area is a horse property; it should continue to be accessible for horses. He noted that this would also allow for another evacuation route from his property. He supports moving forward with this.

Mike Barrow, Lafayette, said he recently hiked on the Joder property. He said making this area a Habitat Conservation Area (HCA) outside of a public process is hard to support. He would like to see the many biking trail options utilized. Regional trail connectivity is important to Boulder residents and this is a step in the right direction.

Linda Parks, Boulder, said she supports opening the existing trails on Joder. She would like to see horse use on this property; she has spent many years riding in this area and would enjoy the trail connection to the Beech Property. Staff should look at other parking alternatives as crossing the highway is concerning.

Karen Hollweg, Boulder, said she and Friends of Boulder Open Space (FOBOS) would support addressing this trail development as part of the North TSA. Staff should complete the resource inventory prior to public involvement and trail planning. It is better to plan for a large area versus small areas separately. FOBOS urges staff to do a resource inventory and analysis.

Dan Joder, Boulder, said his dad would be very happy that this land is going into public domain. He would advocate for an inclusive process for all user groups considering as many different options and possibilities as possible. When this property was sold, it was with the understanding that it would go through a public process. His dad would be very happy if equestrians could be retained in whatever plan goes forward.

Caroline Roy, Niwot, said she supports taking the time to really look at the property and use it in a way that honors the ecology and wildlife; be thoughtful about the use and be inclusive.

Larry Langert, Boulder, said he has boarded his horses at the Joder property since 1990. He said this is a wonderful property with many trail options, and it should be open to the public as soon as possible.

Eileen Monyok, Boulder, said she and Friends Interested in Dogs on Open Space (FIDOS) support the Joder property being open as soon as possible. Providing these additional trails would help relieve some of the pressure on Open Space as well as provide a good opportunity for all user groups. It sounds like the North TSA is a long time away. The Joder ranch has always been a recreational property, so it seems odd that it is now an HCA; this is something that could be looked into a bit further. FIDOS would like to see Voice and Sight opportunities on the property.

Janet Choo, Boulder, said she encourages staff to do a thorough inventory of the area before allowing public use. She supports multi-use, but there needs to be an inventory of rare plants and butterflies. If staff was to open up the existing road for a trail connection, she would be concerned that social trails may be formed which could cut through sensitive habitat.

Pat Kentwell, Boulder, said they have had horses at Joder since 1999. Staff should continue to hold equestrians in an honorable way on this ranch.

Marcus Popetz, Boulder, said opening this trail now seems like a win-win. The community would get the connector trail, parking should not be an issue, and the impact should not be too high. He supported putting in the connector trail now, and then continue with the North TSA at a later date.

Lori Fuller, Boulder, said this property has a history of recreational use. This area is part of a more robust management plan. There will be a considerable lag before a proper study can be done. It makes sense to default to the precedent use of the property, recreation.

Return to the Board

Tom asked if there is currently equestrian access. Mike said no. Tom asked if staff feels like they know enough about the ecological condition of this area to make a judgment about a designated trail. Mike said staff has done an inventory but not an analysis. The Board could choose to limit access to on-trail access only, so the impacts would be relatively minor. Tom asked what would happen to trails that are currently there. Mike said nothing until the TSA is done. The only trail that should be opened is the road connecting Olde Stage and Heil; a narrow use of existing infrastructure. Tom asked if the Board chose to proceed with simply opening the trail for a connection, how long would that defer the North TSA. Mike said this would require further conversation and to look at the work plan for 2015 and 2016.

Shelley asked where people are currently able to park. Mike said there is parking at the Foothills Trailhead or at Buckingham Park. Shelley asked if equestrians and hikers would have easy access to this property. Mike said no; parking on the property should be discussed as part of the TSA. Shelley said it becomes unfair to some user groups such as equestrians who would not have access. Mike agreed that parking would be limited. Frances asked why this area was designated as an HCA. Mike said there is a high level of ecological values. Mark added that it is adjacent to the HCA that was designated through the Visitor Master Plan (VMP), so is a continuation of habitats. This is also an area where globally-imperiled butterflies live; it is one of the very few habitat patches upon which global success relies. Tom said there was no discussion when this HCA was put to a vote; the Board would have liked to have more discussion when deciding this. Molly asked about the difference between the stand alone trail connection decision and going through the North TSA. Mike said the first would address the immediate interest in a trail connection. The second would require a much more in-depth long-term process. Shelley said there was a lot of use on the areas discussed in the West TSA prior to the actual process; it would be possible to do a TSA where there is already visitor use. Kevin suggested looking at parking modifications so that access is more equitable.

Tom said the VMP calls out the TSA process, however, in the past council has decided to take large issues out of a TSA process if necessary; if it makes sense to deal with Joder on its own, that would be consistent with past decisions. Frances asked if dogs would be allowed if the connector trail was opened prior to the TSA. Mike said that is up to the Board. Kevin said that by allowing access now people could see the area and have better buy in for the TSA process. Frances said opening this process prematurely sets a dangerous precedent. Molly said she is concerned that separating this out of the TSA will be troublesome. It would be beneficial to do research prior to allowing use in the area. She expressed concern for the staff work load, and being able to complete flood mitigation projects.

Motion

Shelley Dunbar moved the Open Space Board of Trustees recommends that visitor access to Joder property should be considered prior to the North TSA process and ask that staff return to this Board with some options for that access that would utilize existing trail networks and roads as much as possible. Kevin Bracy Knight seconded. This motion passed three to two; Frances Hartogh and Molly Davis dissented.

ADJOURNMENT – The meeting adjourned at 10:12 p.m.

These draft minutes were prepared by Leah Case.

MEMORANDUM

TO: Open Space Board of Trustees

FROM: Michael D. Patton, Director, Open Space and Mountain Parks

DATE: December 10, 2014

SUBJECT: Council Retreat Questions

1. What are your top priorities within the framework of the council work plan adopted at the last City Council retreat?
 - Tackle the remaining "overarching issues" that have yet to be addressed – nighttime use, on-trail/on-corridor, etc.
 - Continue to pursue opportunities for regional trail connections.
 - Trailheads as part of transportation system.
 - Prioritizing connecting Open Space lands (City, County, State, and Federal) to towns via high quality, fun trails.

2. What would you like to see done that would further advance the council Goals?
 - Having a better understanding of what the priority is for these last remaining "overarching issues" in light of scarce human resources, the competing long-term projects that came out of the Visitor Master Plan such as the TSAs, etc.
 - Get metrics on certain council goals rather than just lofty yet desirable outcomes. An example, how many acres of land do we still need to acquire in order to meet the goal of "local food" production?
 - Resolve overarching issues without undue strife.
 - Alternative transportation (trailhead as part of transportation system).
 - Connection between Eldo and Walker Ranch (connection between city and Open Space)
 - Make final decisions on the ordinance for transfer vs. disposal.
 - Look at the feasibility of the acquisition plan given the post flood needs of the public.

3. How can your board specifically help reach the council goals?
 - We can ensure that the next big projects such as the North TSA are executed in such a way as to alleviate some of the missteps of the last TSA. To this end, the Board should exercise its good judgment to create a TSA process that minimizes conflict while staying true to the goals set out in the Visitor Master Plan.
 - The Board should be more actively involved in defining and executing this TSA if possible.
 - Be more responsive to the community desires while balancing the competing preservation and conservation goals of the Open Space charter. Have better out-in-front-of-the-issue communication on decisions that affect users.

- Follow up the "enhancements to the Green Tag program" with the proper tools to help people address the most annoying (i.e. Conflictive) behavior – signage and poo bag stations at every trailhead and trash receptacles wherever feasible.
 - Be aware of staff's limited bandwidth in light of the lack of upper management positions current filled. Additionally, be available to assist in the transition of the interim director to the new director once that role is filled.
 - Facilitate transition from interim to permanent department head.
 - Prioritize staff responsibilities given management limitations.
 - Stay actively involved in the North TSA throughout the process.
 - Review and improve signage.
 - Co-ordinate with transportation/TAB on “trailhead as part of transportation system.”
 - work parallel and closely with council now that we are losing our esteemed leader to find a suitable replacement with the same values as the department has had for 12 years
 - Re-evaluate processes for defining how sustainable the trails are and work to fix older concepts that don't work, such as reevaluating old easements, etc. to maximize our future holdings.
 - Disseminating information to the public to reach major (and all user groups) instead of just the same ones.
 - Organize and poll the public to see what mixed use trails are working before doing the TSA to determine the best use for the Northern expansion.
 - Help work on viable and realistic alternative for returning a profit on organic food production, by gaining the public input in a organized fashion.
4. Are there city policies that need to be addressed that would enable your board to function at a higher level?
- Clarify whether Council wants OSBT to attempt to define passive recreation and expectations of OSBT re: Pro Bike Race.
 - There is a segmented nature of planning. The TSA process is inherently flawed.
 - Evaluate the process for starting the TSA so the West TSA doesn't repeat itself.
5. Are there other items that council should address in the coming year?
- We should focus more attention on public relations and to that end should we have a dedicated outreach person(s) that has/have the skills, budget and ability to communicate effectively with our highly engaged public.
 - Are there ways that our processes could be less bureaucratic and more responsive and timely? As a city, we should endeavor to have every department, including Open Space be more human.
 - Find ways to engage portions of our community that presently choose not use Open Space.
 - How do we change the culture of open space use to reduce social trails (particularly in areas of West TSA)?

- Socials Issues (engage portions of community that presently choose not to use Open Space, change the culture of Open Space use to reduce social trails).
 - We need to look very closely at our multi-trail systems and see if the users are compatible.
 - Regulate bikers more.
 - We need to honor the amount of work that it is going to take to comply and finish our FEMA demands and not load up the plate too much, by promising too much of the Open Space staff during this transition period in management
6. Are there other priorities outside of the Council Goals that your Board/Commission would like to address in the coming year?
- Improving external communications of OSMP.
 - Select a North TSA process that will be efficient without sacrificing inclusiveness and begin that process.
 - Trail maintenance, construction, and reconstruction needs to be prioritized further.
 - Change the conversation re environment vs. recreation
 - North TSA should be a higher priority and the process should begin in the next couple of months.
 - Better public engagement.
 - What "passive is now" in with respect to all the new modes of recreation that are being used these days, and the ever increasing demands on the system and possibly include that update in the ordinances/ charter revisions.



**CITY OF BOULDER
OPEN SPACE BOARD OF TRUSTEES AGENDA ITEM**

MEETING DATE: December 10, 2014

AGENDA TITLE: Consideration of a motion pertaining to the development of a trail on the Joder Open Space and Mountain Parks property.

PRESENTER

Michael D. Patton, Director, Open Space and Mountain Parks

EXECUTIVE SUMMARY

Much of the Joder property was acquired by the city at the end of May 2013. The property is located in the North Trail Study Area (North TSA), and was approved for inclusion in the North Foothills Habitat Conservation Area (HCA) by the Open Space Board of Trustees (OSBT) and City Council. At the time of acquisition, staff recommended that decisions about resource management, including public access, be made as part of the Trail Study Area (TSA) planning process.

Long-term flood recovery and the extended timeline for implementation of the West TSA have resulted in delays to the North TSA planning process. This has, in turn, raised some community concerns that the timeline for providing a trail connection on the Joder property between Olde Stage Road and North Foothills Highway could be unduly delayed. Based on input from the Board at the November meeting as well as continued public input, staff has returned with a specific proposal for making a limited connection as shown in Attachment A. The connection from U.S. Highway 36 (US 36) would track westward across the north end of the Joder property onto the Buckingham property and then south to Olde Stage Road. The trail would use an existing road and two-track as well as an undesignated trail to provide visitor access on an interim basis until completion of the North TSA plan by the end of 2015.

The connection will require additional repair of flood damage on the eastern portion of the two-track, lesser damage on the trails on the western side of Joder and on Buckingham as well as construction of a short section of trail connecting the Joder and Buckingham properties.

STAFF RECOMMENDATION

Approve the proposed interim trail alignment through the Joder property connecting North Foothills Highway with Olde Stage Road providing a more favorable off-road connection to Heil Ranch (as shown on map, Attachment A).

COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS

Environmental: The Joder property has significant environmental values associated with its landscape context in a large block of forested foothills/prairie grasslands, the diversity of habitat types on the property and a globally unique opportunity to conserve imperiled butterflies. The OSBT and City Council both unanimously accepted staff's recommendation that the property be included in the Northern Foothills HCA. Developing a trail on the property has the potential to adversely affect native species and ecological systems. The Analysis section of this memorandum contains more information about this factor.

Economic: Open Space and Mountain Parks (OSMP) contributes to the economic vitality goal of the city as it provides the context for the diverse and vibrant economic system that sustains services for residents. The land system and the quality of life it represents attract visitors and help businesses to recruit and retain quality employees.

Social: The Joder property lies between developed trail systems on city-owned Open Space to the south and east and open space owned by Boulder County to the north (Heil Ranch). Establishing a trail on the Joder property could contribute to the connectivity of regional trails in the Boulder Valley. A trail on the Joder property would also increase the amount of trail miles available to Open Space visitors; and provide opportunities to enjoy the scenery, vistas and wildlife on the property. The Analysis section of this memo contains more information about this factor.

OTHER IMPACTS

Fiscal - Should the OSBT recommend that staff proceed with the trail connection, there will be costs associated with establishing a trail. Contracted flood-related trail/road repair will require approximately \$50,000. Staff would construct the short section of trail connecting the Joder and Buckingham properties as well as provide some additional trail maintenance on the west side of Joder and the southern undesignated trail on Buckingham. An accurate estimate of the costs to be incurred by staff to repair and construct this trail is difficult to determine until we have an alignment and design, but it is likely to cost less than \$20,000. A connection to Olde Stage Road will require either a fee acquisition of land or some form of an easement to make a very short connection from OSMP property on Buckingham to Olde Stage Road. While negotiations are underway, an agreement has not been reached. There will, however, be substantial but yet unknown costs associated with the development of parking. These costs will be necessary whether they are incurred now or at some later date. While undeveloped, the

area for parking was designated some years ago when land was jointly purchased by the city and Boulder County and remains the most viable location.

Staff time – Staff proposes that if the OSBT determines work should proceed outside the TSA planning process, this project is integrated into the 2015 work plan and staff time be allocated accordingly. No additional staffing is anticipated to complete this project, but other projects of lower priority may be delayed.

PUBLIC COMMENT AND PROCESS

This item is being heard at this public meeting, advertised in the *Daily Camera* on Dec. 7, 2014 and was heard as a public hearing at the November OSBT meeting.

ANALYSIS

OSMP purchased fee interest in approximately 380 acres of the Joder property at the end of May in 2013. However, the city has had a land interest in the Joder property since 1992 when Open Space and Boulder County collaborated on the purchase of two small parcels. The city purchased approximately 20 acres on the southwest side of the property and Open Space and the county purchased 2.6 acres adjacent to the highway at the entry to the property. The 2.6-acre parcel was specifically purchased for the development of parking to include school buses and horse trailers. The Open Space Department spent over \$7 million to acquire various interests in the Joder property over the span of nearly 25 years. The overall purchase price indicated the high level of OSMP interest in the property. Interest was high for several reasons: the property was contiguous to a large block of existing, high-quality Open Space property; the property has significant environmental values and has been designated as an addition to the North Foothills HCA. Additionally, Joder will provide a high-quality pedestrian/equestrian experience through scenic habitat and was also seen by both Open Space and Boulder County as an eventual improved, off-road connection to Heil Ranch.

Based upon input from some community members as well as the OSBT, there is a strong interest for a trail connecting North Foothills Highway to Olde Stage Road across the Joder property sooner rather than later. Other members of the community and Board have been clear about their interest in proceeding on Joder only as a part of the North TSA. At that time, access will be considered in detail and in context with all other attributes of the entire North TSA land system.

Staff has considered the vying points of view, has made many site visits and recommends the development of a limited, interim trail through the Joder property connecting North Foothills Highway with Olde Stage Road. This connection would provide an off-road connection for bicyclists heading to or from Heil Ranch. The trail will be open to all users and also provide a 1.9 mile (one way) hike or run through beautiful, high-quality habitat featuring many native plant and animal species.

As a matter of policy, providing trail access outside of the North TSA would be inappropriate; however, the limited nature and existing infrastructure make the Joder connection feasible. Access would be “on trail” for all users. Dog walking would be

available on leash and on trail. Temporal separation for biking and pedestrian/equestrian use is also recommended.

At the time Joder was purchased, staff commitment to Board and council was that all access to the property would be developed as a part of the TSA planning process. Given that commitment, this interim connection would be “on the table” and re-examined as a part of the North TSA when a full examination of the property will be undertaken. Even so, staff believes that the perimeter location, the existing infrastructure and non-invasive nature of the trail would make it a likely prospect for reaffirmation in the TSA.

Over time the city has invested over \$7 million acquiring the Joder property and that substantial investment requires a full and in-context community conversation on further use. The North TSA is already underway with resource inventories recently completed. The anticipated timeframe for the TSA is discussed below.

Timing and Parking

Opening the proposed trail will require repairing the flood-damaged portions of the existing two-track and undesignated trail on Buckingham as well as locating and building approximately forty meters of trail connecting the Joder and Buckingham properties. Staff anticipates being able to open the trail mid to late spring of 2015, depending on the weather.

Parking will be required for the property. Development of adequate parking and vehicle access for the site will take some time. OSMP anticipates partnering with Boulder County for use of several jointly-owned acres at the entrance of the property to locate a trailhead. There appear no city/county impediments to use of this property although Boulder County Parks and Open Space will be required to take the eventual proposal to the Parks and Open Space Advisory Committee and the Boulder County Commissioners for final approval. Providing parking will also require working with the Colorado Department of Transportation to determine impacts to US 36 and the provision of appropriate safety measures. Trailhead parking will be for passenger vehicles, school buses and horse trailers. If approved, OSMP will construct the trailhead.

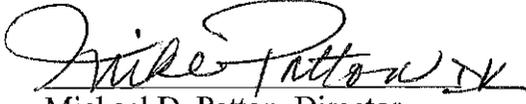
North TSA

As staff has indicated recently, initial resource inventory work has been completed on the Joder property as part of the North TSA planning process. Analysis of the resource inventory information has begun and is scheduled for completion in the first quarter of 2015.

OSMP intends to complete a draft of the North TSA plan for consideration by the Open Space Board of Trustees by the end of 2015. In the first quarter, staff will complete the analysis of the resource inventories, hire a contractor to assist in the definition of highly-suitable habitat and define the public process. A study session with OSBT in February 2015 is planned to discuss the public process for the North TSA. In the second quarter staff intends to begin community engagement and complete the definition of highly-suitable habitat analysis. The drafting and revisions to the plan are the focus of staff's

third quarter work on this project. A draft will be available for review by the OSBT in the fourth quarter of 2015. City Council review and acceptance are anticipated in the first quarter of 2016.

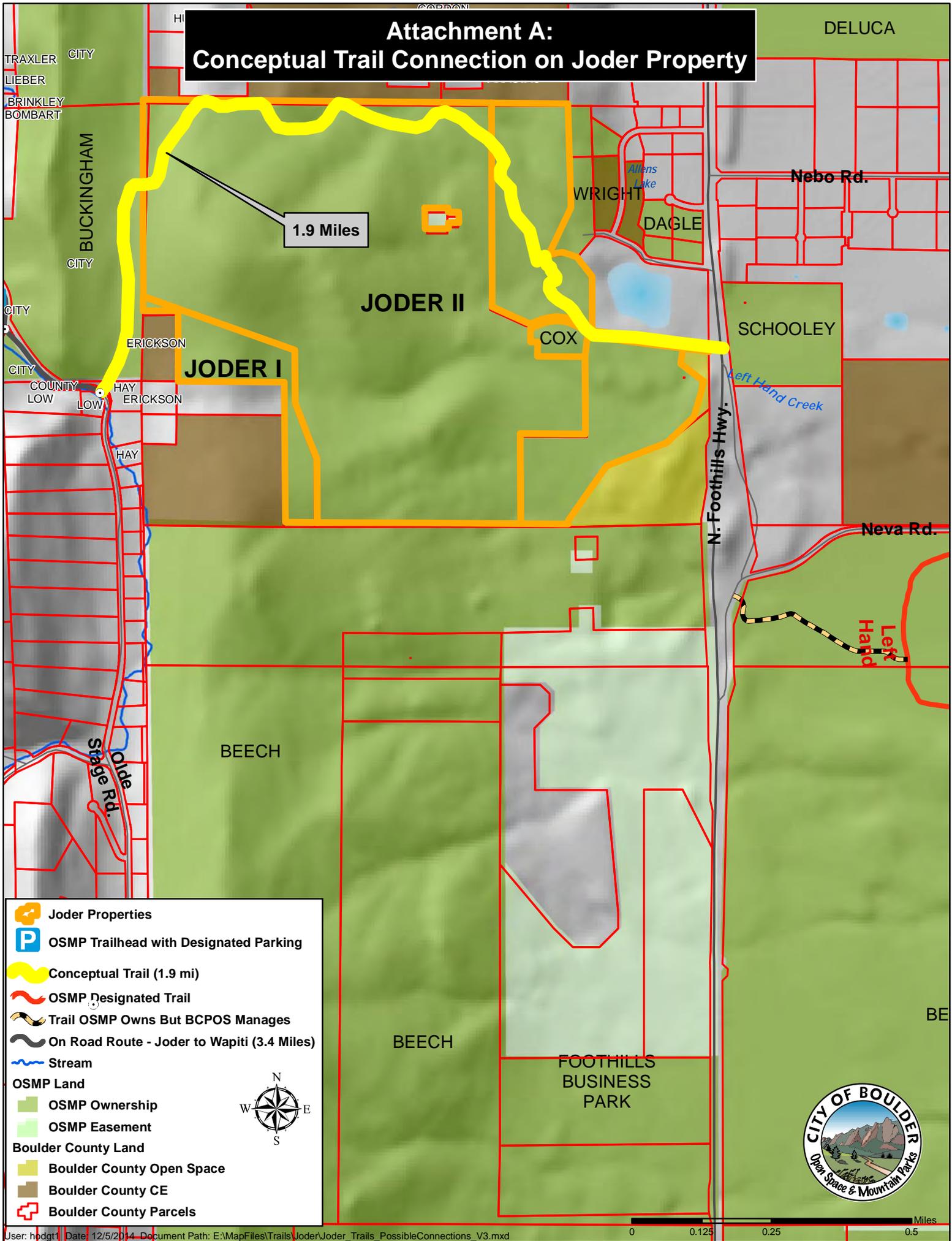
Submitted by:


Michael D. Patton, Director

ATTACHMENTS:

- A. Joder Trail Conceptual Alignment

Attachment A: Conceptual Trail Connection on Joder Property



Joder Properties

- OSMP Trailhead with Designated Parking
- Conceptual Trail (1.9 mi)
- OSMP Designated Trail
- Trail OSMP Owns But BCPOS Manages
- On Road Route - Joder to Wapiti (3.4 Miles)
- Stream

OSMP Land

- OSMP Ownership
- OSMP Easement

Boulder County Land

- Boulder County Open Space
- Boulder County CE
- Boulder County Parcels

