OPEN SPACE BOARD OF TRUSTEES

Wednesday, August 12, 2015

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 Identified for Public Hearing

6:15 III. Matters from Staff

- General Updates
- Regulation Update (Change to current regulations regarding equine use, sledding/skiing and a new regulation regarding horse trailer parking per the West Trail Study Area Plan)
- Education Programs Update

7:10 IV. Matters from the Board

- Possible joint Board meeting regarding Chautauqua lease

7:20 V. Adjournment

* Public Hearing

STUDY SESSION

7:25 ** Study Session: North Trail Study Area "Interests"

** The study session is open to the public but there will be no public participation.

OPEN SPACE BOARD OF TRUSTEES
Minutes
Meeting Date July 8, 2015

BOARD MEMBERS PRESENT
Shelley Dunbar Frances Hartogh Molly Davis Tom Isaacson

STAFF MEMBERS PRESENT
Tracy Winfree Jim Reeder Steve Armstead Mark Gershman Kelly Wasserbach
Don D'Amico Laurie Deiter Eric Fairlee Deryn Wagner Juliet Bonnell
John D'Amico Jim Schmidt Bethany Collins Brian Anacker Alyssa Frideres
Alycia Knutson Phil Yates Cecil Fenio Deonne VanderWoude

CALL TO ORDER
The meeting was called to order at 6:02 p.m**.**

AGENDA ITEM 1 – Approval of the Minutes
Frances Hartogh said on page three, under Return to the Board, it should read, "Frances said she does not feel comfortable making a decision because the inventory report was released at the meeting; …" Shelley Dunbar said in the same paragraph, it should read, "Shelley said that while the public may not be following the timeline of this process, …" Tom Isaacson corrected the spelling of the last name, "Kreutzer."

Tom Isaacson moved the Open Space Board of Trustees to approve the minutes from June 15, 2015 as amended. Frances Hartogh seconded. This motion passed four to zero; Kevin Bracy Knight was absent for this meeting.

AGENDA ITEM 2 – Public Participation for Items not on the Agenda
Ray Bridge, on behalf of the Boulder County Audubon Society, said the North Trail Study Area (TSA) report was thorough and well put together. It contains a large amount of material and was only just released. This document will take some time to go through. Trying to squeeze everything into the current timeline is not a good idea. In order for the public to be able to give meaningful feedback, the timeline needs to be extended.

Mike Barrow, on behalf of the Boulder Mountainbike Alliance (BMA), said the North TSA report was very thorough, but due to the size of this document it has been a challenge to go through. He said within the natural resource inventory, the methodology that depicts buffer zones is problematic. He said he was confused by the recreation opportunities spectrum; the metrics were too simplistic and did not apply. This report also does not address the feedback from the workshop assessment that the trails are poor; if trails are in better condition it is more likely people will stay on them and away from sensitive resources.

Karen Hollweg, Boulder, said the North TSA report is impressive, but she agrees that it will take some time to read through. She said there is a lot of substance in this document which will take time to digest. This report will inform decisions about the North TSA and it is important to allow adequate time to process it so informed decisions can be made. It would be ideal to do this in smaller chunks.

Tony Gannaway, Boulder, said the comment period is too short. There needs to be time allowed for people to read this report and then speak to it.

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AGENDA ITEM 3 – Matters from Staff
General Project Updates
Jim Reeder, Land and Visitor Services Division Manager, and Kelly Wasserbach, Engineering Manager, highlighted the ongoing staff projects including the Open Space and Mountain Parks (OSMP) Dog Waste Composting Pilot Program.

Frances asked what concerns the public has had with the trailhead compost program. Kelly said comments included containers running out of compostable bags and the difficulty in opening the bins; both of these are being addressed. Frances asked if staff has reached out to the Daily Camera for their bags to become compostable. Jim said staff did awhile back, but can reach out again.

Integrated Pest Management Annual Report
Laurie Deiter and Eric Fairlee, Natural Resource Specialists, gave a presentation on Integrated Pest Management (IPM) Annual Report.

Molly Davis asked if the Ertl property still has Russian Olive. Eric said yes, staff has made a lot of progress, but it will still take a long time to fully eradicate it. Molly asked if the IPM work on the Johnson Property will delay the Agricultural Plan and the organic certification. Tracy said staff is still working on the Agricultural Plan but will look into this. Frances asked if invasive species are spread by muddy recreational use. Laurie said there may be a small percentage that can be spread this way. Frances asked if native species make better habitat. Eric said, generally, yes; however, ecology is complicated so sometimes it depends on the other species in the area. Frances asked if the Northern Leopard Frog is on the Endangered Species list. Laurie said it is not because it was determined to be too genetically similar to an East Coast frog.

North TSA and Youth Engagement Update
Deryn Wagner and Steve Armstead, Environmental Planners, gave a presentation reviewing the progress and next steps on the youth engagement strategy for the North TSA.

Shelley asked who is invited to the workshop. Deryn said staff is focusing on attracting all ages. Frances asked if Wonderland Lake is Americans with Disabilities Act (ADA) accessible. Deryn said yes.

Frances asked how difficult it is to get accepted into the Junior Ranger program. Jim said there is a lot of interest, and it is a competitive process.

Tom asked how much the North TSA planning will delay the Agricultural Plan. Mark Gershman said staff is proposing to bring the Agricultural Plan before the Board in April 2016. Molly said she is in favor of moving expert panels into September; this would allow for more involvement opportunities. Shelley asked if there are other opportunities for involvement that maybe did not show up in the timeline. Steve said staff will continue to use Inspire Boulder, but people are always welcome to submit comments through the website. Shelley asked if a larger window of time can be allotted for comments. Steve said the challenge is to stay on track and incorporate comments into the scenarios, so it would be difficult to extend the timelines by too much. He said they can work on making it clearer on the website how the public can be involved in the process. Tom said if staff is sensing they are falling behind it would be better to inform the Board of that sooner rather than later so they can discuss priorities.

Enhanced Voice & Sight Monitoring Update
Deonne VanderWoude, Human Dimensions Program Coordinator, gave an update on the baseline condition results from the dog regulation study conducted in 2014.

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Frances asked if dog waste bags left on the side of the trail were considered to be in compliance. Deonne said no. Frances noted that the low compliance with the regulations for chasing wildlife is disheartening. Tom asked how locations are chosen, and where the location of future studies will be. Deonne said that the same locations from this study will be used in the future. Tom asked if this will show whether the amount of people with dogs on OSMP has increased or decreased. Deonne and Mark said that a different visitor survey queries along those lines. Molly asked if there is monitoring that captures information about people who voluntarily leash their dogs. Deonne said no.

AGENDA ITEM 4 – Matters from the Board
Frances asked staff to send information on ranger staff numbers. Shelley asked if the dead cow found on Open Space was in association with the Open Space grazing project. Jim said yes.

AGENDA ITEM 5 – Consideration of a motion to approve the purchase of approximately 12.5 acres of land, mineral estate, two houses and associated outbuildings along with the disposal of approximately 2.28 acres or less of land including two houses and associated outbuildings located at 5678 Baseline Road from the Ernest J. Coleman Trust for Open Space and Mountain Parks purposes in the amount of $950,000. An additional $50,000 is being requested for site improvements. The disposal portion of this Agenda Item is pursuant to Section 177 of the Boulder City Charter.
John D'Amico, Property Agent, gave a presentation on a possible acquisition and disposal along Baseline Road.

Tom asked if the two houses have the same address. John said they are in the same location but have different addresses. Frances asked how staff decides which structures to keep versus dispose. John said staff looks to see if keeping it supports the OSMP charter. Frances asked if staff is able to restrict development on the disposed property/structures so that it does not negatively affect the surrounding Open Space. John said more than likely and the agricultural staff will help determine the encumbrances on this property.

Public Comment
Karen Hollweg, Boulder, said it appears that this area has been plowed and she is curious as to what the use of that might be. John said this area is a hayfield, and not plowed.

Return to the Board
Frances asked if there is potential for large structures to be built on land that was disposed. Shelley said the county typically has tight restrictions on buildings, so it likely would not be an issue.

Motion
Tom Isaacson moved the Open Space Board of Trustees approve a motion recommending that the Boulder City Council approve the purchase of approximately 12.5 acres of land, mineral estate, two houses and associated outbuildings from the Ernest J. Coleman Trust for $950,000, along with $50,000 for immediate property improvements, both for Open Space and Mountain Parks purposes and the disposal of approximately 2.28 acres or less of that land including the two houses and associated outbuildings located at 5678 and 5688 Baseline Road. The disposal will include negotiation of an acceptable purchase price and appropriate encumbrances on the disposed property to protect the open space values of the remaining parcel. The disposal portion of this Agenda Item is pursuant to Section 177 of the Boulder City Charter. Molly Davis seconded. This motion passed four to zero; Kevin Bracy Knight was absent for this meeting.

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AGENDA ITEM 6 – Discussion of proposed revisions and update to the Open Space Board of Trustees Easement Request Policy.
Jim Schmidt, Property Agent, presented the current easement request policy and suggestions for possible changes.

Molly asked why the interview process would be removed. Jim said to date, this is something that has never been done. Molly asked that the disposal language be included in this document. Shelley asked how often someone has an urgent need for a disposal. Jim said fairly infrequently; staff will try to accommodate the request if possible. Shelley said the non-refund aspect of the application fee could be clarified.

Public Comment
Karen Hollweg, Boulder, said that to help put the easement application fee into perspective, if her Homeowners Association ever needed an easement it could never afford the proposed fee.

Return to the Board
Tom said he is okay with the timeline, but staff should still have discretion if that needs to be adjusted. Shelley agreed that the ability to waive the timeline for a credible urgency is important. Frances said she agrees with the 45 days, but the policy does not need to have the leeway written in it.

Frances said the application fee is very high; it would be better to have an amount that is defensible. Jim suggested the Board add some language which would allow for director discretion. Shelley said it may be hard to understand a change in fee from $25,000 to $0, and with the potential for OSMP to be viewed as biased; she said this is a process that should be revenue neutral. A smaller amount will accomplish the same level of deterrence towards frivolous applicants. Molly suggested a grant possibility if the amount was too high. Tom said he agrees that the fee be a set amount and the revenue should be neutral; when appropriate, staff can have discretion to lower or waive the fees. Staff thanked the Board for their input; staff will bring this matter back to the Board as an action item at a later date.

ADJOURNMENT – The meeting adjourned at 9:28 p.m.

These draft minutes were prepared by Leah Case and Alycia Knutson.

DRAFT

MEMORANDUM

TO: Open Space Board of Trustees

FROM: Tracy Winfree, Director, Open Space and Mountain Parks
Joe Reale, Ranger Supervisor

DATE: August 5, 2015

SUBJECT: Regulation Updates

EXECUTIVE SUMMARY

This memo describes amendments to two existing ordinances: 8-3-7, B.R.C. 1981, Regulation of Horses and Livestock and 8-3-11, B.R.C. 1981, Sledding and Skiing in Open Space and Mountain Parks Prohibited; as well as the creation of a new ordinance 7-6-31, B.R.C. 1981, Horse Trailer Parking.

BACKGROUND

Horseback Riding

The Open Space and Mountain Parks (OSMP) Charter, Section 176 states, "Open space land shall be acquired, maintained, preserved, retained, and used only for the following purposes: … (c) Preservation of land for passive recreational use, such as hiking, photography or nature studies, and, **if specifically designated,** bicycling, **horseback riding,** or fishing;." Bicycling and fishing on OSMP lands are currently regulated consistent with this clause, while horseback riding has not had a specific ordinance to address this requirement.

The West Trail Study Area (TSA) Plan (2011) (p43) called for specifically designating where horseback riding would be allowed. Both the Marshall Mesa-Southern Grasslands TSA Plan (2005) and the Eldorado Mountain / Doudy Draw TSA Plan (2006) contain specific on-trail area requirements for horses and prohibits them from Habitat Conservation Areas. (Attachment A.) In order to provide a consistent management framework and to meet the charter requirements, 8-3-7, B.R.C. 1981, Regulation of Horses and Livestock (Attachment B) will be amended to include a new section (d) which will prohibit horseback riding in any area of the previously approved TSAs unless the area has been specifically designated for that use. Once this ordinance is adopted, the horseback riding areas called for in the West TSA Plan will be implemented. No changes in horseback riding opportunities in the Marshall Mesa-Southern Grasslands TSA Plan or the Eldorado Mountain / Doudy Draw TSA Plan areas will occur. The regulation under which horseback riding is enforced will change to this new ordinance in these TSAs. No changes to current horseback riding opportunities will occur anywhere else in the system.

Sledding and Skiing

The West TSA Plan (p47) states, "Prohibit (by City Manager's Rule) the use of snowboards and skis (when heel is fixed to the ski) in designated sledding locations." The Boulder Revised Code currently contains an ordinance which prohibits "sliding" on OSMP lands (8-3-11,

B.R.C., 1981), and a City Manager's Rule cannot be used to modify an ordinance. So, in order to enact the provisions of the West TSA Plan, the existing ordinance will be amended to prohibit snowboarding or skiing with a fixed heel on OSMP lands. (Attachment B.)

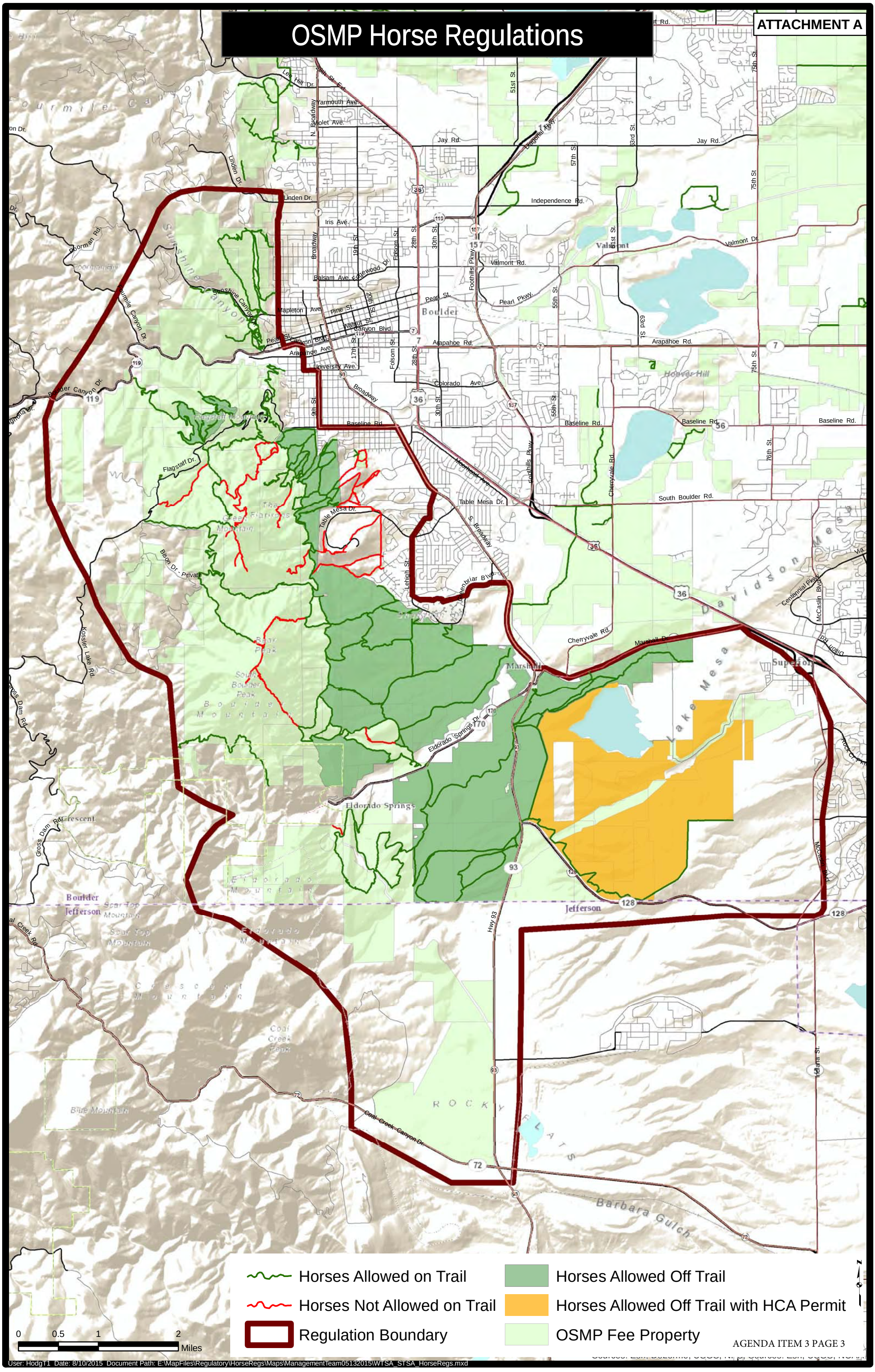
Horse Trailer Parking
The three completed TSA Plans have all included improvements to trailheads that include the addition or improvement of horse trailer parking. However, despite signs at each of the trailheads specifically designating areas of the trailheads as "Horse Trailer Parking Only," these spots are consistently occupied by other vehicles. This is a source of great frustration to equestrian users who often travel long distances to trailheads only to find no parking available. At this time there is not a clear ordinance which would prohibit this from happening. In order to provide a consistent means of enforcing this parking designation, a new ordinance, 7-6-31, B.R.C. 1981, Horse Trailer Parking, will be adopted. (Attachment B.)

ATTACHMENTS:

A. Horseback Riding regulation map for the Eldorado Mountain/Doudy Draw and Marshall Mesa-Southern Grasslands and West Trail Study Areas.
B. An ordinance adding sections 7-6-31, "Horse Trailer Parking," and amending sections 8-3-7 "Regulation of Horses and Livestock," and 8-3-11, "Sledding in Open Space and Mountain Parks Prohibited," B.R.C. 1981 and setting forth related details.

OSMP Horse Regulations

ATTACHMENT A



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ORDINANCE NO. _____

AN ORDINANCE ADDING SECTIONS 7-6-31, "HORSE TRAILER PARKING," AND AMENDING SECTIONS 8-3-7, "REGULATION OF HORSES AND LIVESTOCK," AND 8-3-11, "SLEDDING IN OPEN SPACE AND MOUNTAIN PARKS PROHIBITED," B.R.C. 1981, AND SETTING FORTH RELATED DETAILS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO:

Section 1. A new Section 7-6-31 is added as follows:

7-6-31. – Horse Trailer Parking.

(a) No vehicle shall be parked in a space designated for horse trailer parking by any sign or pavement marking reasonably indicating designation for horse trailer parking, except a horse trailer and a motor vehicle that is attached to the horse trailer.

(b) This section applies to all spaces designated for horse trailer parking on open space and mountain parks properties.

(c) When a traffic control sign is in place giving notice thereof, no vehicle shall remain in a space designated for horse trailer parking for longer than the time designated thereon.

(d) As used in this section, horse trailer shall mean any trailer designed for transporting horses, mules, llamas, burros or other equine animals that is pulled behind another vehicle, and shall include equine haulers and equine motorcoaches.

(e) No vehicle shall be parked in any parking area on open space and mountain parks properties where the vehicle is used in the staging of a commercial use event as defined in section 8-8-9, B.R.C. 1981, unless such parking is specifically authorized in the commercial use permit issued for the event.

Section 2. Section 8-3-7, B.R.C. 1981, is amended to read:

8-3-7. - Regulation of Horses and Livestock.

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(a) No owner, agent, employee, operator, or concessionaire of any commercial horse stable, riding school, or livery shall use any park, parkway, recreation area, or open space for grazing or pasture of livestock without first obtaining a permit from the city manager.

(b) Except pursuant to a lease with the city, no owner, agent, employee, operator, or concessionaire of any commercial horse stable, riding school, or livery shall use any park, parkway, recreation area, or open space for training, riding, or trail riding activities of customers without first obtaining a permit from the city manager, completing an application that includes the amount of use, times and dates of use, trails, or areas to be used, and other details of the use, and paying the fee prescribed by Section 4-20-40, "Horse Concession Park Use Fee," B.R.C. 1981.

(c) No person shall ride or lead horses on any landscaped park or recreation area except upon a public equestrian trail so designated by the city manager.

(d) No person shall take or ride any horse, mule, llama, burro, or other equine animal upon any open space and mountain parks property within the boundaries shown in Appendix A, except where designated for that use by the city manager.

Section 3. Section 8-3-11, B.R.C. 1981, is amended to read:

8-3-11. – Sledding and Skiing in Open Space and Mountain Parks Prohibited.

(a) Except as provided in this section, n~~N~~o person shall sled, toboggan, or slide in any recreation area or open space ~~or~~ and mountain park property, except on roadways, designated trails or other areas designated and posted for that use by the city manager.

(b)No person shall snowboard, ski, or otherwise slide upon open space and mountain parks properties when that person's heel is fixed to the ski, board or sliding device.

Section 4. The city manager is authorized to adopt rules and regulations that the manager determines are reasonably necessary to implement the requirements of this chapter.

Section 5. This ordinance is necessary to protect the public health, safety, and welfare of the residents of the city, and covers matters of local concern.

Section 6. The city council deems it appropriate that this ordinance be published by title only and orders that copies of this ordinance be made available in the office of the city clerk for public inspection and acquisition.

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INTRODUCED, READ ON FIRST READING, AND ORDERED PUBLISHED BY TITLE ONLY this ____ day of _____, 2015.

_____
Mayor

Attest:

_____
City Clerk

READ ON SECOND READING, PASSED, ADOPTED, AND ORDERED PUBLISHED BY TITLE ONLY this _____ day of _____, 2015.

_____
Mayor

Attest:

_____
City Clerk

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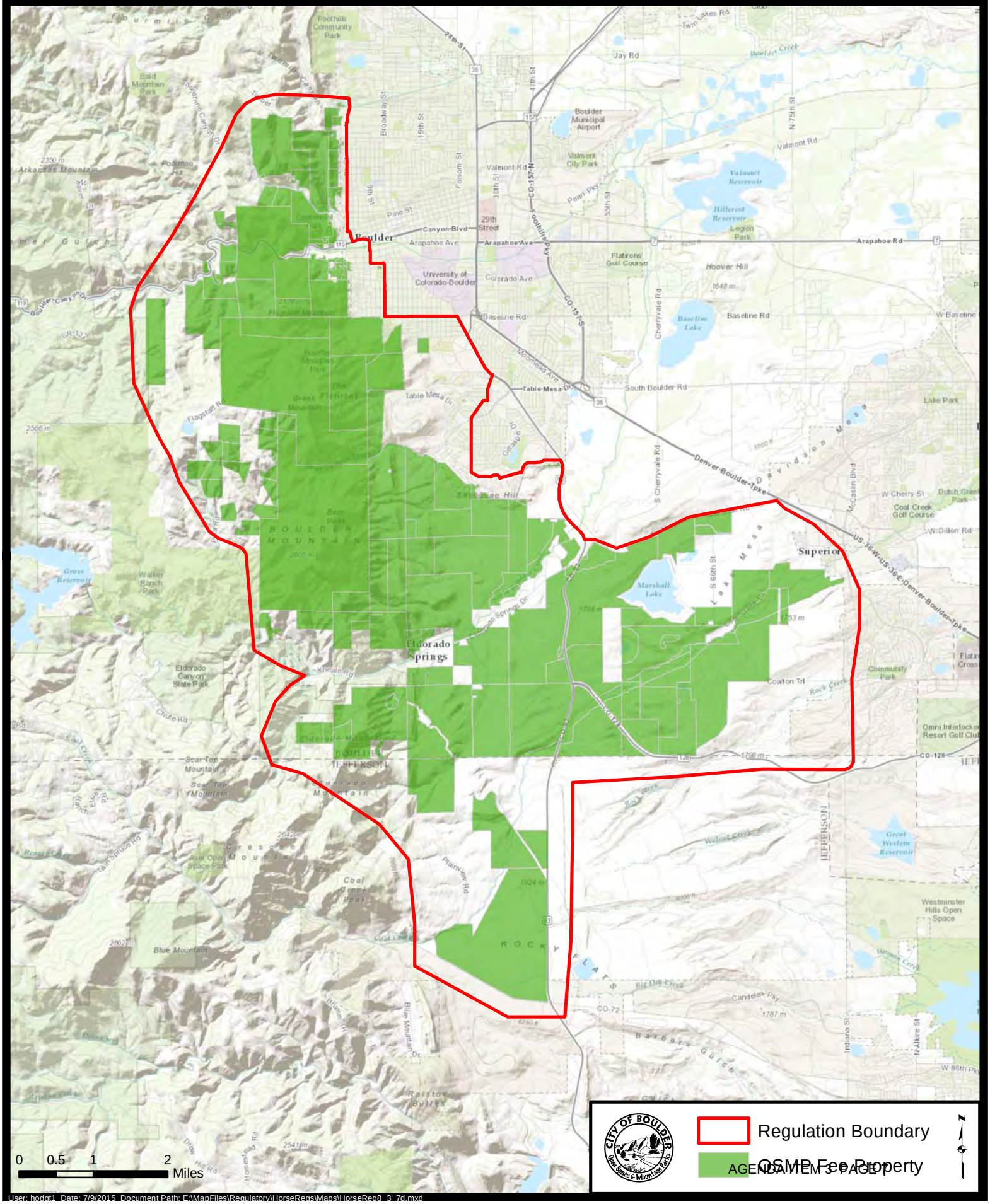
8-3-7(d)
Regulation of Horses and Livestock

Appendix A



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MEMORANDUM

TO: Open Space Board of Trustees

FROM: Tracy Winfree, Director, Open Space and Mountain Parks

DATE: August 6, 2015

SUBJECT: Matters from the Board: Possible joint board meeting regarding Chautauqua lease

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Council is having a second meeting next week and one of the agenda items is a check in with the full council from the two council members serving on the Chautauqua Lease Committee. The OSBT is not a party to the Chautauqua lease; however, one of the work plan items that is suggested out of the lease committee is to do a Chautauqua Access Management Plan. There would be a number of boards that would be engaged in such a plan, which is why there is a desire for a joint boards meeting (currently scheduled for the evening of Sep 10). The attached memo will provide background information for the Matters from Board item at the Aug 12 OSBT meeting and the joint boards meeting.

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CITY OF BOULDER
CITY COUNCIL AGENDA ITEM

MEETING DATE: August 6, 2015

AGENDA TITLE: Request for Council direction regarding proposed a draft lease with the Colorado Chautauqua Association.

PRESENTERS
Jane S. Brautigam, City Manager
Tom Carr, City Attorney
David Driskell, Executive Director, Community Planning and Sustainability
Maureen Rait, Executive Director, Public Works
Molly Winter, Executive Director, Downtown & University Hill Management Division and Parking Services
Yvette Bowden, Director, Parks and Recreation
Tracy Winfree, Director, Open Space and Mountain Parks
Mike Sweeney, Director, Public Works for Transportation

EXECUTIVE SUMMARY

For 117 years, the City of Boulder has partnered with the Colorado Chautauqua Association and its predecessor the Texas Colorado Chautauqua Association to create and maintain the Colorado Chautauqua. Since 1898, there have been nine lease renewals, modifications or renegotiations. The current lease, which was adopted on January 14, 1998 and modified on August 12, 2002, expires on January 13, 2018. It can adversely affect a tenant's (cottage owner's or other CCA tenant's) ability to obtain financing or CCA's ability to enter into multi-year contracts (e.g., with Colorado Music Festival or the Dining Hall operator) if a lease of this nature is allowed to come too close to its expiration date. Accordingly, both the city and CCA have a desire to enter into a new lease this year, effective January 1, 2016.

At a February 10, 2015 study session, Council considered and discussed options of a new lease with CCA. On February 17, 2015, Council created a Chautauqua Lease

Committee, consisting of two council members, two CCA representatives and one cottage owner. Between April and July, the committee met six times in meetings facilitated by Heather Bergman and supported by city staff. The meetings were open to the public and several community members attended and offered comments at each session. Minutes of each meeting were taken and published online, as were iterations of the lease as it was being revised. The committee has approved draft revisions to the lease, which are shown in attachment A. The purpose of this agenda item is to receive council feedback regarding these proposed changes. If Council is generally supportive of proposed lease, staff will seek feedback at a joint meeting of the Landmarks Board, the Open Space Board of Trustees, the Park and Recreation Advisory Board and the Transportation Advisory Board. Taking into account that feedback, Council will be asked to consider approval of the lease in September or October.

Discussion

The following highlights the major changes in the lease. Overall the goal was to update the lease to reflect the current relationship between the city and CCA, recognizing the shared values and important role that Chautauqua plays in our community. In 2012, the city council developed a stewardship framework for Chautauqua, including the adoption of Guiding Principles for Place Management and Fiscal Sustainability on December 4, 2012. These Guiding Principles balance the need to preserve, protect and maintain Chautauqua's historic character with the needs of diverse stakeholders and user groups. The Guiding Principles are expressly incorporated as part of the lease and specifically reference three times. In large part the revisions to the lease were guided by Council's earlier stewardship conversation.

Significant Changes to the Lease

The following is a discussion of the significant changes to the lease. They are presented here in the order in which they appear in the lease to make it easier to follow. The order, therefore, is not reflective of the significance of the change.

A. Term (Paragraph 1, page 2)

Under section 111 of the Boulder Home Rule Charter, most city leases cannot be more than 20 years. A lease can be up to thirty years "upon approval by a two-thirds vote of all council members if the tenant makes significant improvements to the property that the council finds provide a public benefit." CCA would prefer a thirty year lease. The two council members of the committee did not feel comfortable recommending such a term, considering the language in the charter reserving to council the question whether there is or will be "significant improvements . . . that the council finds provide a public benefit." Accordingly, the recommended provision is for a term of twenty years, with a provision for a new 20-year term beginning January 1, 2026 – ten years into the lease – if neither council nor the CCA board objects. Depending on Council's reaction to this proposal, CCA might still advocate for a 30-year term.

B. Rent (Paragraph 2, page 2)

The current lease requires CCA to pay $2,000 in lieu of ad valorem taxes and rent of $2,500. The committee recommended that this provision be eliminated and replaced with a provision calling for rent of one dollar. The committee reasoned that considering the value of the property, the current rent is little more than symbolic. Moreover, the real value to the city lies not in the rent paid, but the maintenance, upkeep and capital investment that CCA makes at Chautauqua. This change would also bring the Chautauqua lease in line with the city leases for the Boulder Museum of Contemporary Art, the Dairy Center for the Arts and the Boulder History Museum. BMOCA and the Dairy Center each pay one dollar per year. The Boulder History Museum is treated as a contractor and does not pay rent.

C. Responsibilities (Paragraph 3, pages 2-3)

The "Responsibilities" paragraph provides important guidance about the use and maintenance of the leasehold area. Several provisions in the current lease go far beyond what would be considered acceptable today. There is also some ambiguity in the language regarding maintenance responsibilities. The committee attempted to clarify the roles and incorporate the Guiding Principles into the language allowing CCA to make changes at Chautauqua. The current lease reads as follow:

> The Association shall have the privilege of remodeling the buildings and improvements and making such substitutions, additions, modifications and improvements thereto as the Association may deem proper

The breadth of this language is not unusual for a ground lease, but it does not reflect our current community values. Accordingly, the committee added the following qualification:

> Any such substitutions, additions, modifications and improvements shall be governed by the Collaborative Place Management provisions of Guiding Principles for Place Management and Fiscal Sustainability as set forth in Exhibit B and be subject to all other city requirements.

The committee's intent is that any change will require compliance with the Guiding Principles and any other city requirement, for example obtaining a landmarks alternation certificate when required under the code.

The current lease requires the city to maintain the "public streets." This term is not defined. It may have been an attempt to exclude alleys. The new language is intended to clarify the city's responsibilities and to conform to current practice.

Both CCA and the city anticipate the need to perform major renovation of the streets and underground utilities at Chautauqua. The need to perform this work will not limit normal maintenance of these facilities.

D. By-Laws and Articles of Incorporation (Paragraph 4, page 4)

Currently, the city is entitled to appoint two of fifteen board members. In the lease, this is written as two-fifteenths of the board. The committee revised this language to specify two members and to prohibit expansion of the board beyond its current size. In the event that CCA decides to reduce the size of its board, the city's representation will never be less than two members. In addition, this paragraph was amended to require that one city appointee shall be a city council member.

E. Use of Facilities (Paragraph 5, page 4)

The current lease requires that CCA give the facilities "the widest practicable use in terms of scope and time." The committee removed this language and replaced it with the following that is intended to reflect a more contemporary view of CCA's role:

> [I]t is the intent of the parties that the leased facilities be managed such that needs and interests of many are balanced in a manner that protects the site and spirit of Chautauqua. The leasehold area should be used, managed and preserved in a manner consistent with the community's sustainability goals and with sensitivity to impacts on surrounding residential neighborhoods, while allowing the Association to remain financially viable without city subsidy.

This language includes several important concepts:

- CCA is no longer expected to maximize use.
- It incorporates preservation into CCA's responsibilities.
- It incorporates the city's sustainability goals.
- It requires sensitivity to the impacts on the surrounding residential neighborhoods.
- It recognizes that CCA needs to generate sufficient revenue to meet its responsibilities without city subsidy.

F. Traffic Control and Parking (Paragraph 6, page 5)

The committee changed the title of this paragraph to Access and Parking. The committee believes that the lease is not the appropriate means to address traffic control and parking at Chautauqua. The lease addresses only a portion of the greater Chautauqua area and only involves one stakeholder. The committee recognized that "Chautauqua needs a tailored access management to balance the access of the variety of users and modes while also maintaining natural, built and historic environments." Accordingly, the lease provides for a Chautauqua Access Management Plan (CAMP) to be developed by next year and then periodically updated, to address the needs and responsibilities of all users.

Staff recommends that the approach to developing CAMP be based on the principles detailed in the lease which implies a holistic, comprehensive and area-wide approach. Staff anticipates that given the different uses and unique character of the area a variety of tools and innovative approaches will be needed to meet the needs and challenges of the area. Staff will use existing access management strategies such as Neighborhood Parking Permit zones, paid and managed parking, integration with multi-modal strategies as the starting point for designing the tailored solutions needed to address the access needs within the Chautauqua lease area, the adjacent park and open space areas and the surrounding neighborhoods.

Staff will recommend implementation of Pilot Programs to test potential innovative solutions when appropriate. Substantial data were collected in 2011 and 2012 regarding the parking and use of the area as part of a prior access management effort. Because the OSMP visitation data used for this prior work dates back to 2005 and appears to capture visitation more broadly than at Chautauqua alone, OSMP is updating local visitation data through a special target study in the late summer of this year.

The development of the CAMP will have budget and resource impacts on all parties and will need to be integrated into the work plans of the city and the Chautauqua Association. Staff will work in collaboration with CCA and involve the other stakeholders and the surrounding neighborhoods.

Staff will develop a public process which involves soliciting input from stakeholders in the area, as well as reporting to and solicitation of feedback from key Boards and Commissions, before bringing a final recommendation to the City Council. The Council will receive periodic updates from staff as the project progresses.

G. Covenant Not to Incur Liens (Paragraph 9, Page 7)

The current lease limits liens to $1 million. The committee changed this to CCA's "reasonable ability to pay based on Association revenue." The title of this paragraph was changed to "Liens."

H. Permitting (Paragraph 11, page 8)

This paragraph required that CCA and the city agree on a process for permitting activities in the park and required an annual meeting. In fact, staff meets with CCA regularly and much more frequently than annually. In addition, the paragraph did not address open space. Accordingly, the paragraph has been renamed "Coordination" and eliminates the annual review provision.

I. Limitation on Subleases (Paragraph 14, page 9)

This paragraph has been removed and replaced with a new paragraph 15, entitled "Subleases," which appears on page 9. The current lease devotes several pages to the limitations on the ability of private cottage owners to sell their cottages. CCA and the

cottage owners are in the process of renegotiating these provisions as well as others. The committee decided that it would be a better practice to simply incorporate the sublease into the lease by reference.

The new paragraph also requires that CCA assess the cottage owners for a portion of CCA's contribution to the major utility renovations discussed in paragraph 3. The final language of this paragraph is still being negotiated.

J. Privately Owned Cottages (New, Paragraph 14, page 13)

This paragraph recognizes the importance of the private cottages. It requires CCA to lease land to the cottage owners. It also limits CCA's ability to acquire additional cottages only if the acquisition meets strategic guidelines set established by the board of directors. CCA also agrees to maintain its current practice of increasing rents only to cover increased costs through inflation.

K. Miscellaneous (Paragraph 17, page 15)

In the current lease, the lease can be terminated immediately based on any breach. The committee recommended removing the word immediately and allowing an opportunity to fix the problem.

L. Amendment (New, Paragraph 18, page 16)

There was no provision in the existing contract for amendment of the lease. This paragraph provides a process for amendment.

ATTACHMENTS
Attachment A – Lease with Draft Revisions

LEASE

THIS LEASE, made and entered into this ____ day of _____, 2015, by and between- the City of Boulder, Colorado, a Colorado home rule city ("City"), and the Colorado Chautauqua Association, a Colorado non-profit corporation ("Association").

WITNESSETH:

WHEREAS, the City and the Association have maintained for ~~approximately~~ one hundred and seventeen years a mutually beneficial relationship in the establishment and maintenance of a Chautauqua assembly for the benefit of the Boulder community and its visitors; and

WHEREAS, the entire Chautauqua (a portion of which is described in Exhibit A attached hereto) was entered into the City, state and national registers of historic places as ~~an~~a historic district in 1978; and was designated a National Historic Landmark district by the U.S. Secretary of the Interior in 2006; and

WHEREAS, the preservation of the Chautauqua heritage for the benefit of future generations -and the operation -of the Chautauqua -for the benefit- of all are the primary objectives of both parties;

WHEREAS, the existing Lease agreement between the parties will expire on ~~March 6, 2001~~January 14, 2018; and

WHEREAS, the parties have determined that it is in the interests of both to renew the existing Lease on the terms and conditions set forth below; and

WHEREAS, on December 4, 2012, the Boulder City Council adopted Guiding Principles for Place Management and Fiscal Sustainability, which are attached as Exhibit B and which are incorporated as if set fully forth in this lease agreement.

NOW, THEREFORE, the parties hereby agree as follows:

1. TERM. The City hereby leases to the Association the real property described in Exhibit A attached hereto ~~to the Association~~ for a period of twenty years, beginning January ~~14, 1998~~1, 2016, and ending December 31, 2036. The parties agree that if, during the six-month period prior to January 1, 2026, neither party objects, the Lease will be extended automatically for a period of twenty years commencing on January 1, 2026, and concluding on December 31, 2046. Any such objection may be made by an affirmative vote of the majority of the City Council or by an affirmative vote of a majority of the Association's Board of Directors. In the event that a party so objects, the term of the Lease shall end on December 31, 2036. The City reserves the right to replace the description contained in Exhibit A by a more detailed survey of the land in question, at any time.

2. RENT. As rent, and as partial consideration for this Lease, the Association agrees to pay to the City on or before ~~October~~January 1 of every calendar year during the ~~term~~Term hereof ~~a~~the sum of ~~money calculated as follows:~~one dollar.

~~A. In lieu of City ad valorem taxes on the real property described in Exhibit A, the Association shall pay $2,000.00 per annum to the City.~~

~~B. As rental for the use of the real property described in Exhibit A, the Association shall pay $2,500.00 per annum to the City.~~

3. RESPONSIBILITIES. Chautauqua encompasses multiple ownerships and missions; the needs and interests of many must be balanced in a manner that protects the site and spirit of Chautauqua, in keeping with Guiding Principles for Place Management and Fiscal Sustainability.

Management decisions about surrounding uses should be made with sensitivity to potential impacts on the Association's leasehold area. The Association accepts responsibility for the maintenance and improvement of all buildings and improvements located on the real property described in Exhibit A, except for private cottages and the public restrooms immediately below the Dining Hall. With respect to ~~such~~the Dining Hall and public restrooms, the City shall assume all costs of regular and reasonable cleaning and maintenance, supplies and water, annual painting, and major maintenance, including, without limitation, replacement of obsolete or unserviceable fixtures. The Association shall maintain, preserve and keep all buildings and improvements for which it is responsible in good repair, working order and condition and shall make or cause to be made all necessary repairs and improvements to that end. The Association shall have the privilege of remodeling the buildings and improvements and making such substitutions, additions, modifications and improvements thereto as the Association may deem proper. Any such substitutions, additions, modifications and improvements shall be governed by the Collaborative Place Management provisions of Guiding Principles for Place Management and Fiscal Sustainability as set forth in Exhibit B and be subject to all other city requirements. The Association agrees to implement all feasible procedural safeguards in the operation of the Auditorium~~;~~, the Dining Hall and the Academic Hall so as to minimize the likelihood of serious fire. Subject to the availability of appropriations therefor, the City shall:

A. Provide all ongoing City services, such as police, fire, animal control, and the ~~like~~similar services, to the area described in Exhibit A; and ~~shall assume the maintenance of e public streets and public utilities of such area and the park areas adjacent thereto;~~

~~B. Plant screening landscape around the parking lot parcel separately described in Exhibit A; and~~

B. The City shall provide for the maintenance of the streets, but not the alleyways. The parties recognize that the streets in the leasehold area are part of the historic nature of Chautauqua. The city shall not be responsible for maintaining such streets to the level of normal city standards for city streets. The city shall make such minor and incidental repairs as may be necessary to keep the streets serviceable. The city shall provide snowplowing for such streets as resources are available consistent with other city priorities.

C. ~~If the Association is unable to secure grant funding for replacement after all reasonable efforts, pay for the cost of replacing the wooden roofs on the Dining Hall and the Auditorium (stage roof only) before or by 2014~~The parties agree that in the foreseeable future, major renovation of the streets, and drainage system will be necessary, and that on-going maintenance of the water mains and sanitary sewers will continue and prioritized with other city utility maintenance work. The parties intend that the renovation of infrastructure will be coordinated with moving the overhead utilities underground.

4. BY-LAWS AND ARTICLES OF INCORPORATION. Throughout the ~~term~~ Term of this Lease, two ~~fifteenths (2/15)~~ of the Association's ~~Board of~~ Directors shall be appointed by vote of the City Council~~.~~, one of whom shall be a member of City Council. Without the written permission of the City, the Association shall have no more than 15 members of its Board of Directors, inclusive of those appointed by the City

5. USE OF FACILITIES. The Association shall have year-round use of all of the real property described in Exhibit A, and it is the intent of the parties that the leased facilities be ~~given the widest practicable use in terms of scope and time.~~managed such that needs and interests of many are balanced in a manner that protects the site and spirit of Chautauqua. The leasehold area should be used, managed and preserved in a manner consistent with the community's

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sustainability goals and with sensitivity to impacts on surrounding residential neighborhoods, while allowing the Association to remain financially viable without city subsidy. At a minimum, the Association shall schedule a summer entertainment program in the Auditorium annually beginning no later than June 15 and extending to at least August 31. Such programming shall include at least 15 live performances.

6. ~~TRAFFIC CONTROL~~ACCESS AND PARKING~~. The Association shall have the following rights~~ MANAGEMENT. As a national, regional and ~~powers with respect to entry into~~local landmark and ~~parking within~~ attraction, Chautauqua needs a tailored access management strategy to balance the access of the ~~areas described in Exhibit A:~~

~~A. The Association shall be entitled, at its discretion, to deny or regulate motor vehicle entry into such areas when~~variety of users and modes while also maintaining the ~~available parking space therein has been filled or is close to being filled. For purposes of exercising this right, the Association may deny or regulate entry at the entrance to the park on Baseline Road and/or on 12th Street. In exercising this right, the Association will use its best efforts to direct motor vehicles which are denied entry to available parking space on the north side of Baseline Road~~natural, built, and ~~12th Street, and will otherwise use its best efforts to minimize the impact of motor vehicle parking and traffic in the residential neighborhoods adjacent to the park.~~

~~B. The Association shall be entitled, at its discretion, to impose a charge for parking within such areas.~~

historic environments. The Association and the City agree that the absence of a dependable and coherent ~~residential~~ parking ~~scheme~~program in the areas described in Exhibit A has adversely affected the Association's operations, the maintenance of a Chautauqua assembly and its attendant mission, and the experiences of those who reside or stay in such areas in order to enjoy and experience ~~the Chautauqua. The Association and the City further agree that a solution~~

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~~to the foregoing problems requires the adoption and implementation of a residential permit parking system or similar plan, which reasonably assures to each cottage a reasonably convenient on or off street parking space. To that end, the City shall direct its staff to work with the Association to design such a system or plan, and shall use its best efforts to adopt the same as an Ordinance of the City, enforceable in the same manner as other City Ordinances of a similar nature. But such commitment shall not impair the legislative authority of the City Council.~~Chautauqua. The parties recognize that during peak periods, parking demand for all uses within and around Chautauqua far exceeds supply. The movement of vehicles looking for parking presents safety issues and degrades the visitor experience. During the first year of this Lease, the parties commit to develop a Chautauqua Access Management Plan, which shall be thereafter periodically reviewed and revised by the parties to address current circumstances and conditions. That plan shall be governed by the following principles:

- Chautauqua is a unique shared resource requiring unique solutions.
- Chautauqua is a National Historic Landmark.
- A mix of uses must be accommodated.
- Pedestrians must be given priority on the narrow streets without sidewalks.
- Traffic circulation should be minimized in the interests of pedestrian safety and user experience.
- Parking demand is seasonal and solutions need not address time periods during which access is readily available.
- During peak periods, the parking needs of users in the historic core should be prioritized, but not exclusive.
- A seasonal transportation demand management (TDM) plan for employees should be implemented.
- The interests of the surrounding neighbors should be addressed.
- Any plan should be flexible to address changing circumstances.
- Access management should be consistent with the Guiding Principles for Place Management and Fiscal Sustainability.
- Consistent with the City's climate commitment and sustainability and resiliency goals, any plan should support public transit, alternative modes of transportation, and a reduction in vehicle miles traveled.

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7. NON-DISCRIMINATION. The Association shall abide by all relevant City, state and federal legislation concerning non-discrimination in the offering of housing and public accommodations and in admissions to public events.

8. INSURANCE. The Association shall cause public liability insurance to be carried and maintained, at all times during the term hereof, with respect to all activities to be undertaken by the Association on or in connection with the real property described in Exhibit A. Such public liability insurance shall be in amounts not less than the then applicable coverage amounts for any injury to one person in any single occurrence and coverage amounts for any injury ~~to~~ two or more persons in any single occurrence set forth in Section 24-10-114, C.R.S. 1973, as amended, but not less than $150,000.00 for any injury to one person in any single occurrence. Insurance purchased by the Association pursuant to this section shall name the City as an additional named insured, and a certificate evidencing the insurance coverage required by this section shall be provided at least annually to the City. Each insurance policy provided pursuant to this section shall contain a provision to the effect that the insurance company shall not cancel the policy or modify it materially and adversely to the interests of the City, without first giving actual written notice thereof to the City at least ten days in advance of such cancellation or modification.

9. ~~COVENANT NOT TO INCUR~~ LIENS. The Association shall not incur liens greater than ~~a total of $1 million dollars~~its reasonable ability to repay based on ~~the leasehold described in Exhibit A or on any of the buildings or improvements located thereon not owned by the City,~~Association revenue. The Association shall obtain proper bonds to insure against any such liens and shall ~~post the land prominently to indicate~~include provision in any relevant document stating that the City shall not be responsible for any indebtedness or liens incurred.

10. ASSOCIATION TO ASSUME DUTIES OF CITY: INDEMNIFICATION. The Association shall assume any and all duties ~~with~~which might otherwise be imputed to the City by virtue of its continued ownership of the public buildings located on the real property described in

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Exhibit A, except for the public restrooms~~.~~ located on the lower level/north side of the Dining Hall building. The Association agrees to indemnity and save harmless the City against any and all claims, debts, demands, or obligations which may be asserted against the City arising by reason of, or in connection with, the City's ownership of the aforementioned public buildings and any alleged act or omission of the Association on or in connection with the real property described in Exhibit A.

11. ~~PERMITTING~~COORDINATION. The Association and the City shall develop a mutually agreeable process for sharing information concerning planned activities and events in the City park and open space adjacent to the ~~real property~~Association's leasehold described in Exhibit A, and concerning the receipt, review and grant of permits for activities in ~~the park. The process by which information will be shared, needed agreements reached and applications for permits reviewed and approved shall be included in an annual review of issues and procedures conducted between the Parks and Recreation Department and the Association, and may be renegotiated at any time upon request of either party.~~those City adjacent areas.

12. INSPECTION OF BOOKS. The Association shall maintain its principal office on the Chautauqua grounds and shall keep and maintain the books of the Association at such office. The books and records of the Association shall be subject to inspection and examination by the City at all times.

13. ANNUAL REPORT AND AUDIT. The Association shall provide an annual report to the City on or before ~~March 1st of~~June 15th of each year detailing the following performance indicators: number and type of performances; number of attendees in Auditorium, Community House and other programming venues; estimated number of City residents served; estimated number of Boulder youth served; number of tickets and free admissions provided to community organizations and individuals; number of free (no cost) events sponsored by the Association; description of outreach efforts to diverse populations/communities of color in Boulder; number of

low ~~or no~~ cost rentals to non-profit or governmental groups in the community; and number and type of partnerships with other arts and cultural organizations. The foregoing report shall accompany an annual financial audit also submitted to the City. ~~Subsequent to the receipt of the annual report and the annual audit, the City Manager or his/her designee shall convene a meeting to discuss any d all issues that may exist between the City and the Association. This meeting may be combined with the annual review described in Section 11 above.~~

~~14. LIMITATIONS ON SUBLEASES. The Association shall provide in all subleases to owners of private cottages that:~~

~~A. No sublease shall be assigned or further let without prior written approval of the Association, which approval shall not be unreasonably withheld.~~

~~B. Upon termination or nonrenewal of such sublease, the owner of the improvements on the property shall have the choice to remove such improvements from the property. Any improvements not removed within six months shall automatically become the property of the Association.~~

~~C. As a condition of continued tenancy, each cottage owner shall, prior to transferring an ownership interest in the cottage to or for the benefit of any person not related to the owner within the fourth degree of consanguinity including marriage or adoption, as set forth in the chart attached as Exhibit B), offer, in writing, to sell all ownership interests in the cottage to the Association (the "Offer"). The Association shall have twenty one (21) days from the date it receives the Offer to notify the owner in writing of its determination to proceed with the offer (the "Continuation Notice"). If the Association fails to provide the Continuation Notice within twenty one (21) days following its receipt of the Offer, the owner may freely transfer his or her interest in the cottage during the rest of the year, ending on the anniversary of the Association's receipt of the Offer. At the conclusion of that year, the provisions this paragraph shall again be~~

~~triggered by any proposed transfer beyond the fourth degree of consanguinity (as defined above). If the Association provides the Continuation Notice within twenty one (21) days following its receipt of the Offer, the owner and the Association shall proceed as follows:~~

~~(i) For the thirty (30) days immediately following the Association's provision of the Continuation Notice, the Association and the owner shall negotiate concerning the price to be paid by the Association for the purchase of all ownership interests in the cottage (the "Negotiated Purchase Price"). If, within or at the conclusion of that thirty (30) day period, the Association and the owner agree in writing n a Negotiated Purchase Price, then the owner shall transfer all ownership interests in the cottage to the Association for payment of the Negotiated Purchase Price at a closing occurring at date and time mutually agreeable to the parties, but no later than forty five (45) days after the date on which agreement was reached on the Purchase Price. Payment of the Negotiated Purchase Price at the closing shall be apportioned and allocated as follows: first, to the payment of any and all ad valorem or other taxes then due and owing on the cottage, or which will be due and owing for the calendar year, tax year or other relevant period up to the date of closing; second, to the full payment and satisfaction of any and all liens, encumbrances, assessments or other obligations secured by the cottage or any interest in the cottage; third, to the owner or his/her designee.~~

~~(ii) If the Association and the owner are not able to agree in writing on a Negotiated Purchase Price within the thirty (30) day period set forth above, then within seven (7) days after the termination of the thirty (30) days, the owner and the Association shall jointly request a list of six (6) appraisers from the Appraisal Institute or such other association or group of professional appraisers as may be~~

~~specified in the sublease to which the Association and the owner are parties. The listed appraisers shall have no prior or current professional or financial relationship with the Association or the owner, shall not have a family relationship of any type with the owner, and shall have the following minimum qualifications: a) an MAI or SRA certification; b) a minimum of seven (7) years experience in the appraisal of real estate; c) a .minimum of five (5) years experience in the appraisal of real estate in the Denver-Boulder metropolitan area.~~

~~(iii) Within seven (7) days after receipt of the list of appraisers, the owner and the Association shall meet to select two appraisers from the list. The Association and the owner shall each take turns striking one appraiser from the list until only two appraisers remain (collectively, the "Impartial Appraisers").~~

~~(iv) The Association/ and the owner shall jointly inform each Impartial Appraiser of his/her selection, and shall jointly request that each Impartial Appraiser promptly appraise the value of the cottage without regard to the value of the land on which it is situated and which the owner is entitled to use and occupy by virtue of his or her sublease with the Association, without regard to any offer which may have been made for the purchase of the cottage, without regard to any contract of sale which may then be outstanding with respect to the cottage, and without communicating with the other Impartial Appraiser concerning his or her appraisal of the cottage. Each Impartial Appraiser shall issue a written report of his or her appraisal to the Association and the owner (an "Appraisal Report"). Except as set forth below, the Association and the owner shall be equally responsible for the payment of all fees and costs charged by the Impartial Appraisers in preparing the Appraisal Reports.~~

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~~(v) The average of the values of the cottage set forth in the Appraisal Reports shall constitute the price which the Association must pay in order to purchase all ownership interests in the cottage (the "Appraised Purchase Price"). The Association shall have twenty one (21) days from its receipt of the second Appraisal Report in which to notify the owner of its intent to purchase all ownership interests in the cottage at the Appraised Purchase Price (the "Purchase Notice"). If the Association fails to provide the Purchase Notice within twenty one (21) days following its receipt of the second Appraisal Report, the owner may freely transfer his or her interest in the cottage during the rest of the year, ending on the anniversary of the Association's receipt of the second Appraisal Report. At the conclusion of that year, the provisions this paragraph C shall again be triggered by any proposed transfer beyond the fourth degree of consanguinity (as defined above).~~

~~(vi) If the Association provides the Purchase Notice within twenty one (21) days following its receipt of the second Appraisal Report, the Association shall be entitled to purchase and receive all ownership interests in the cottage on the terms set forth below unless, within thirty (30) days following his or her receipt of the Purchase Notice, the owner notifies the Association in writing of his/her decision to terminate the Purchase Notice (the "Termination Notice"). The Termination Notice shall be accompanied by payment from the owner to the Association in an amount equal to the Association's share of the fees and costs incurred and charged by the Impartial Appraisers in preparing the appraisal reports, and shall be void and ineffective unless accompanied by such payment. If the owner provides the Termination Notice and required payment to the Association on or within thirty (30) days following his or her receipt of the Purchase Notice, the Association's entitlement to purchase and receive all~~

~~ownership interests in the cottage shall terminate; provided, however, that the provisions of this paragraph C shall again be triggered by any proposed transfer beyond the fourth degree of consanguinity (as defined above), regardless of such transfer occurs or is proposed to occur.~~

~~(vii) If the Association provides the Purchase Notice within twenty one (21) days following its receipt of the second Appraisal Report, and if the owner does not provide the Termination Notice and required payment to the Association on or within thirty (30) days following his or her receipt of the Purchase Notice, the owner shall transfer all ownership interests in the cottage to the Association for payment of the Appraised Purchase Price at a closing occurring at a date and time mutually agreeable to the parties, but not later than forty five (45) days after the owner's receipt of the Purchase Notice. Payment of the Appraised Purchase Price at the closing shall be apportioned and allocated as follows: first, to the payment of any and all ad valorem or other taxes then due and owing on the cottage, or which will be due and owing for the calendar year, tax year or other relevant period up to the date of closing; second, to the full payment and satisfaction of any and all liens, encumbrances, assessments or other obligations secured by the cottage or any interest in the cottage; third, to the owner or his/her designee.~~

~~In order to assure an objective purchase decision on the part of the Association, the Association shall maintain a reasonable reserve for the purchase of cottages, and no person with a current or prospective financial interest in the matter may vote on the Association's decision to set the amount of such reserve or to purchase or not to purchase a cottage.~~

14. PRIVATELY OWNED COTTAGES. There are currently 39 privately-owned cottages at Chautauqua. Private ownership of some of the cottages provides a contemporary sense of neighborhood and a link to Chautauqua's history. While some cottages have year-round

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residents, others follow a historic pattern of use by families during the summer months. Recognizing the importance of private ownership, it is the intent of the parties that the number of privately-owned cottages shall not change significantly. The Association shall sublease the land on which the private cottages are situated to the owners of each private cottage. The Association has acquired a privately-owned cottage only once during the prior twenty year lease term. The parties recognize, however, that the Association may choose to acquire cottages in furtherance of its mission to preserve, perpetuate and improve the site and spirit of the historic Chautauqua. The Association agrees that it will only exercise the right of acquisition pursuant to strategic guidelines set forth by its board of directors and as necessary to further its mission. The Association further agrees to maintain the current practice of increasing rents only to account for increased costs through inflation.

15. SUBLEASES. The Association shall, as soon as practicable after the date of this lease, negotiate subleases with the private cottage owners (each a "Sublease"). Each Sublease shall be substantially in form and content as set forth in Exhibit C attached hereto and shall have the same term as the term of this lease including any extension of the term as provided in paragraph 2. As a condition of continued tenancy, the Association shall impose assessments upon the cottage owners sufficient to recover ___% of the Association's share of the costs associated with the capital improvements described in paragraph 3(C).

Nothing in this Section ~~14~~15 shall prohibit the Association and the owner from agreeing to provisions in the sublease which are supplemental or additional to the terms set forth above, provided that such supplemental or additional provisions are consistent with, and do not impair or limit, the terms set forth above.

~~15~~16. TERMINATION OR NONRENEWAL OF LEASE. Upon the termination or nonrenewal of this Lease, all buildings and improvements on the real property described in

Exhibit A shall be removed within six months, and if not removed shall automatically become the property of the City of Boulder.

~~16~~17. MISCELLANEOUS.

A. The legislation of the State of Colorado and the City of Boulder shall be applied in the interpretation, execution, implementation and enforcement hereof.

B. In the event that any provision hereof shall be held to be unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

C. This Lease shall be terminable ~~immediately~~ by either party upon any breach of the terms hereof~~;~~. No delay, omission or forbearance in exercising such right or power shall impair any such right or power or shall be construed as a waiver thereof, unless such waiver is expressly given in writing and signed by both parties. Prior to termination, the party asserting breach shall provide notice immediately to the other party. The party that is alleged to have breached the Lease shall have fourteen days to cure. If the breach is not cured within fourteen days after notice, the Lease may be terminated.

D. The captions contained herein are inserted for ease of reference only and shall not be construed to constitute or modify any part hereof.

E. This Lease contains and constitutes the entire agreement -between- the City and the Association with respect to the subjects addressed herein, and all prior or contemporaneous agreements or leases between the City and the Association, whether written or oral, are merged in and superseded by this Lease.

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18. AMENDMENT. No amendment or modification of this Lease, shall be valid or binding unless reduced to writing, approved and executed by the parties in the same manner as the execution of this Lease.

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IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.

CITY OF BOULDER, COLORADO

_____
Jane S. Brautigam, City Manager
1777 Broadway
Boulder, CO 80302
Telephone (303) 441-3090
Fax (303) 441-4478

Attest:

_____
City Clerk

THE COLORADO CHAUTUAQUA ASSOCIATION

By: _____
Susan G. Connelly, Executive Director
900 Baseline Road
Boulder, CO 80302
Telephone: (303) 442-3282
Fax: (303) 449-0790

Attest:

_____
Secretary, Board of Directors

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TO: Open Space Board of Trustees

FROM: Tracy Winfree, Director, Open Space and Mountain Parks
Mark Gershman, Environmental Planning Supervisor
Steve Armstead, Environmental Planner

DATE: August 12, 2015

SUBJECT: **Study Session:** North Trail Study Area Plan Update and Plan Interests

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I. PURPOSE

The purpose of this study session is for the Open Space Board of Trustees (OSBT) and staff to discuss the progress to date on the North Trail Study Area (TSA) Plan and community and stakeholder input on interests for the plan.

II. QUESTIONS FOR THE BOARD

1. Does the OSBT have questions or comments about the North TSA process including the Board's role as "host?"
2. Does the OSBT have questions or comments on the North TSA Interests and Issues report and the interests selected?
3. Are there additional interests OSBT members think important for staff to consider in the development of plan scenarios?

III. BACKGROUND

Trail Study Area Plans

In 2005, the Boulder City Council approved the Open Space and Mountain Parks (OSMP) Visitor Master Plan (VMP). An integral feature of the VMP was the creation of TSAs. TSA Plans were to establish visitor access and recreation resource management priorities and projects for specific areas of OSMP lands.

The North TSA

The North TSA includes lands north of the Diagonal Highway on the east and lands north of Linden Avenue on the west (Attachment A). The North TSA Plan will include management recommendations for 7,701acres that OSMP owns and manages. The North TSA planning area includes land with some level of city open space ownership, but where OSMP does not provide or manage public access (conservation easements, lands jointly owned with and managed by Boulder County). Lands not managed by OSMP are outside the scope of the North TSA but do provide important context for plan recommendations. The goal of the North TSA Plan is to improve visitor experiences and increase the sustainability of trails and trailheads while conserving the area's natural, cultural and agricultural resources.

The Planning Process

The planning process has four phases (Attachment B). The first phase focused on collecting and compiling information about current conditions and management practices in the TSA. The

primary deliverable for the first phase was the inventory and assessment report which was available on June 15, 2015.

The second (current) phase identifies key interests and issues that need to be addressed in the plan. The interest and issues along with the inventory and assessment information will inform and guide the development of alternative scenarios which are ways to meet interests or address issues. This phase will result in a list of interests and potential actions to help direct the development of scenarios.

During the third phase, staff, the community and the OSBT will assess scenarios, resulting in the selection of preferred scenarios and recommended actions to include in a draft plan. This part of the planning process will conclude with the completion of a draft plan.

The fourth and final phase includes the review of the draft plan by the community, the OSBT and recommendation and acceptance of the plan by City Council.

Community Engagement

Staff and the OSBT are committed to giving the community a strong voice in each stage of the development of the North TSA Plan. The intent of the planning process and community engagement is to have broad community participation, inclusive dialogue and connect with the community in varied and meaningful ways. Community members have been involved through a range of different approaches including:

- Four community workshops
- Inspire Boulder, the city's internet-based participatory platform
- On-site and local store-front engagement
- Email and social media submissions
- Youth engagement

Community participation in both the assessment and interest phases of the process has represented a diversity of perspectives in the community including people visiting trails in the North TSA, neighbors, stakeholder organizations, youth and families. Currently 625 people have signed up to receive email updates about the plan. A complete compendium of comments received is available on the North TSA Website.

Figure 1. Community Engagement Participation Levels

Engagement Approach	Assessment Phase Participants	Interest Phase Participants
Two workshops	60	36
In-field, store front, neighborhood and Latino community	167	413
Youth engagement	16	57
Totals	**243**	**507**
	Number of comments	**Number of comments**
Inspire Boulder comments	75	70

Emails/social media	30	45
Totals	**105**	**115**

OSBT Hosting of the Process
The OSBT has been involved with the development of the North TSA Plan from the beginning as "host" of the North TSA Plan. The intent of this role is to make it clear that OSBT is the recommending body to the City Council and to raise the Board's visibility in different types of community forums. The role as host also supports community engagement throughout the process. As host, the Board's participation can clearly be seen by the community and the City Council.

IV. ISSUES

Interest and Issues Engagement
The North Trail Study Area Interests and Issues report is a compilation of the perspectives and feedback provided to date during the interests and issues phase of the North TSA planning process (Attachment C). Community members were asked to share their interests in the planning area rather than positions. Positions describe what someone wants or needs, while an interest explains why they want or need it. If the community was asked to share ideas about positions, the final result would be distributive, rather than integrative, and a lot of people would not get what they want. Assessing the "why" of what community members want enables staff and the OSBT to better meet the needs of a diverse community, allowing for more win/win opportunities.

Community input on interests was gathered during two public workshops, a four week comment period on Inspire Boulder, trailhead and local store-front outreach, youth engagement including a family day at Wonderland Lake, a bilingual event at a north Boulder neighborhood and through email and website comments. The youth engagement strategy includes a number of events organized with Growing Up Boulder which are still ongoing and the outcomes have not been fully analyzed and reported. An interim summary of the Wonderland Lake family day event is available in Attachment D.

A workshop was also held for OSMP staff members to share their interests in the North TSA. These interests are included in the North Trail Study Area Interest and Issues report. OSMP staff also met with staff from Boulder County and the City of Boulder Parks and Recreation Department to discuss their interests and desired outcomes for the North TSA. These interests are summarized in Attachment E.

Interests
Through the various engagement efforts to understand the community and stakeholder interests in the North TSA, ten interests emerged. These interests are consistent with the goal and objectives of the North TSA Plan and will provide guidance for staff in the development of initial alternative scenarios. The desired plan outcomes or actions that were suggested in the effort to understand interests will also inform how potential actions can be combined into different scenarios.

North TSA Interests	
• Improved Visitor Experience	• Improved Connectivity
• Conservation of Natural Resources	• Balance of Recreation and Natural Resources
• Improved Access and Accessibility	• Increased Safety
• Honoring Community Values and Commitments	• Decreased Visitor Conflict
• Increased Education and Understanding	• Effective Plan Implementation

Improved Visitor Experience

Consistent with the overall goal of the North TSA, a prominent theme shared about desired outcomes for the plan focused on opportunities and actions that improve visitor experience. The suggested approaches for achieving this interest were quite diverse. Suggestions included designing trails for fun and enjoyable experiences, providing features that reduce conflicts between activities, improving safety, allowing diverse experiences and fostering connections with nature. Sustainability and management of visitor impacts through trail design was also important. Improvements to the trail system by creating loops and longer experiences was frequently mentioned as was figuring out approaches to balance activities on multiple-use trails and implement strategies to mitigate for conflicts between activities. The importance of providing quiet and solitude was mentioned as was the importance of shade and providing benches for rest and observation. Updating and possibly adding infrastructure and amenities at trailheads including restrooms, signs and horse trailer parking and improving wheelchair accessibility were suggested facility improvements.

Potential Actions

- *Trail design*
- *Balance activities on multiple-use trails*
- *Provide for solitude and connection with resources*
- *Manage for diverse experiences*
- *Provide longer trail experiences*
- *Provide shade and benches*
- *Update infrastructure at trailheads including horse trailer parking*
- *Improve wheelchair accessibility*

Conservation of Natural Resources

Another prominent interest was the conservation of natural resources. There were suggestions to ensure that visitor impacts in the North TSA do not significantly damage unique species, habitats or ecosystems. Some of these comments reflected the importance of the North TSA grassland habitats as they represent an important conservation opportunity for a resource that has been significantly reduced across the country and regionally and are home to many unique species. Others indicated that this area offers a special opportunity for visitors to connect with nature and the land where there is lower visitation compared to other areas in the OSMP system. These

Potential Actions

- *Protect habitats and limit habitat fragmentation*
- *Promote education about resources*
- *Manage for invasive/undesirable species*
- *Protect unique and rare species*
- *Limit access to protect wildlife in important wildlife areas*
- *Plan trail alignments and design with resources in mind*
- *Reduce redundant undesignated trails*

comments reflected a desire in favor of conserving natural resources as a way to keep the North TSA "wild." Other comments identified habitat fragmentation as a threat to this interest. Impacts from increasing recreation opportunities, with more recreation affecting wildlife and potentially spreading non-native, invasive or undesirable plant species, could increase fragmentation and reduce conservation opportunities.

Improved Access and Accessibility

A topic that received frequent comments was the importance of getting to the North TSA trails without the need to drive to a trailhead. Enhancing trail connections that provide an alternative to the need to drive and regional trail connections were concepts that supported this interest as were suggestions about improving bus route access to entry points. Increasing the extent and diversity of activities was another suggested way of enhancing access. Looking for ways to improve the ease of access and the extent of wheelchair accessible trails was a consideration for improving access for a diversity of community members.

Potential Actions

- *Expand opportunities for activities (voice and sight control, horse trailer parking, options for quiet recreation)*
- *Improve opportunities to access trails without driving*
- *Increase regional trail connections*
- *Improve/increase the opportunities for diverse activities*
- *Improve wheelchair accessibility*

Honoring Community Values and Commitments

The idea that plan outcomes should be consistent with community values and commitments was relevant to many comments. This included suggestions about what these community values were such as the importance of visitors to be good stewards of the system and to foster appreciation for both recreational activities and the need to conserve resources. Plan outcomes that equally engage all types of visitors, that value and foster understanding of local history and that ensure resources persist for future generations are consistent with this interest.

Potential Actions

- *Increase stewardship of visitors*
- *Appreciate both recreation and the conservation of resources*
- *Promote local history and culture*
- *Use innovative solutions to conservation and recreation*
- *Meet current and past plan objectives*

Increased Education and Understanding

Strengthening the education and understanding of the resources in the North TSA was consistently suggested. Some comments indicated that the benefit of actions to increase education improve the quality of experience. This reflected a desire to experience a connection with the land and to learn more about plant and animal species, habitats, geology and area history. Other comments suggested that educating visitors about the special resources of the North TSA would encourage greater compliance with rules and regulations. An example of this is the idea that visitors would be more

Potential Actions

- *Impacts on natural resources and mitigation*
- *Context for management decisions/promote compliance*
- *Increase stewardship of visitors*
- *Visitor conflict avoidance/trail etiquette and respect*
- *Management of invasive species*
- *Use interpretive signs to reduce language barriers*

likely to stay on designated trails if they understood the resource impacts of undesignated trails. Suggestions about the benefit of educating visitors and increasing understanding about behaviors that reduce visitor conflicts and promote positive trail etiquette also were a component of this interest.

Improved Connectivity

Connectivity between existing North TSA resources, trails and regional destinations was a commonly shared desired outcome. There were many ways community members and others envisioned connectivity but a couple of the most commonly mentioned were trail connectivity both internal to OSMP and externally. Some comments found these connections important in providing alternate modes of transportation to access or connect through the North TSA. Other comments indicated a desire for more connectivity to increase the duration of their recreation experience. Connectivity also related to conserving the links between unfragmented habitats and the desire to enhance the way visitors connect with the resources of the North TSA.

Potential Actions

- *Connect from residential areas*
- *Connect with nature*
- *Connect trails, existing OSMP trails and regional connections*
- *Multimodal connections*

Balance of Recreation and Natural Resources

A theme regularly mentioned was that the North TSA Plan needs to balance recreation and the conservation of natural resources. The natural environment brings visitors to the area and differentiates open space opportunities and the unique qualities of the North TSA from other areas. Comments identified the importance of encouraging and educating visitors about ways to reduce impacts while improving recreational opportunities and experiences. Additionally, some areas may be particularly sensitive to visitor impacts and protection of these areas or limiting impacts may be a priority. Trail planning and design were suggested as actions that could help achieve this interest as was assessing how to manage social trails for improving trail connectivity and resource protection. Education of visitors was typically associated with this interest as another way to encourage understanding and appreciation of the need and benefit of this community interests.

Potential Actions

- *Assess social trails*
- *Trail design for resource protection*
- *Educate visitors*
- *Appreciating both recreational activities and conservation of resources*

Increased Safety

A range of comments associated with other interests pertained to the interest of increased safety. Suggestions about decreasing visitor conflict, improving connectivity to help avoid the use of roads, improving the condition of existing trails and improving trail design also relate to taking actions that increase safety. There is also overlap with suggestions such as creating shaded areas on trails that provide for an improved visitor experience can

Potential Actions

- *Trail design and maintenance*
- *Avoid the use of roads to access system*
- *Strategies to reduce visitor conflict*
- *Disperse visitors quickly at trailheads*
- *Increase OSMP staff presence*

also contribute to reducing overheating emergencies which may be especially important for the young, elderly and visitors in wheelchairs. Improving trailhead parking and repairing bridges and infrastructure were also mentioned as ways to increase safety.

Decreased Visitor Conflict

Exploring actions that would decrease visitor conflict on new and existing trails was an interest shared by participants. This interest was generally associated with comments related to multiple-use trails, but also was mentioned about providing specific visitor experiences related to various dog management options and opportunities for solitude. This interest has common actions that also align with interests associated with improving the visitor experience, increasing safety, and improving access and accessibility. Examples of some of the actions suggested include using strategies that create separation between activities more prone to conflict, using trail designs that help to minimize conflict and disperse visitors and increase education that encourages visitors to follow trail etiquettes and be respectful.

Potential Actions

- *Encourage visitors to be respectful,*
- *Disperse visitors quickly at trailheads*
- *Strategies to reduce visitor conflict*
- *Trail design to minimize conflict*
- *Use signs to educate visitors about trail etiquette*

Effective Plan Implementation

The importance of recommending plan actions that increase the potential for successful implementation was an interest shared by staff and relates to input about assessing the capacity to maintain and improve existing trail conditions before adding new trails. Comments associated with this interest were often about making sure that in considering new opportunities for trails and services that repairs and improvement to the existing system receive their needed level of service.

Potential Actions

- *Use multi-disciplinary analysis when designing trails*
- *Conduct analysis of requirements for plan implementation*

The youth engagement exploring interests has not been completed nor fully summarized, but ideas shared from the Wonderland Lake family day provide insights into possible interests. At the family day, children expressed ideas such as a desire to enhance access to Wonderland Lake with the addition of boardwalks or a pier to increase the opportunity to interact with water. Young participants also were interested in places for children and parents to play together and in protecting native plants and animals around Wonderland Lake and throughout the North TSA.

Discussions with the Parks and Recreation Department and Boulder County staff identified improving connectivity as an interest to consider for the North TSA. For Parks and Recreation, the potential for connectivity between the Eagle Trailhead and a trail around the west side of the reservoir as proposed in the Boulder Reservoir Master Plan is an example of this interest. Connectivity was also important for Boulder County in continuing to pursue links between the two systems such as Boulder and Heil Ranch, the regional desire for a trail from Boulder to Lyons and the possibility of future connections to Boulder trails as the Lagerman Reservoir trail

system is expanded. The county is also open to assessing if a link from the North Rim Trail to Lefthand Trail is recommended. Assessing the connectivity between important wildlife habitat and other natural resources was also important to both agencies.

Interagency and regional connections require collaborative assessments and planning which is beyond the scope of the North TSA Plan, but the interest in regional/interagency planning can be furthered by identifying appropriate planning processes for conversations and identifying gaps and suggesting opportunities for initiating processes to further possible connections.

V. NEXT STEPS

The discussion of North TSA interests will wrap up with OSBT member input and final youth engagement reporting. The next steps in this phase are the completion of two expert panels scheduled for Aug. 26 and Sept. 2 and the development of alternative scenarios by staff. To develop scenarios, staff will be combining actions into a group of potential outcomes (scenarios) for the North TSA that achieve the identified interests and address issues.

During the third phase beginning in early October, staff, the community and the OSBT will assess, revise and refine scenarios into a couple of preferred scenarios that will again be assessed to inform the development of draft plan recommendations. Criteria important for assessing potential actions and scenarios include if they are consistent with the North TSA sideboards, how well they achieve and balance the selected interests and feasibility considerations. This phase of the planning process will conclude with the completion of a draft plan.

ATTACHMENTS:

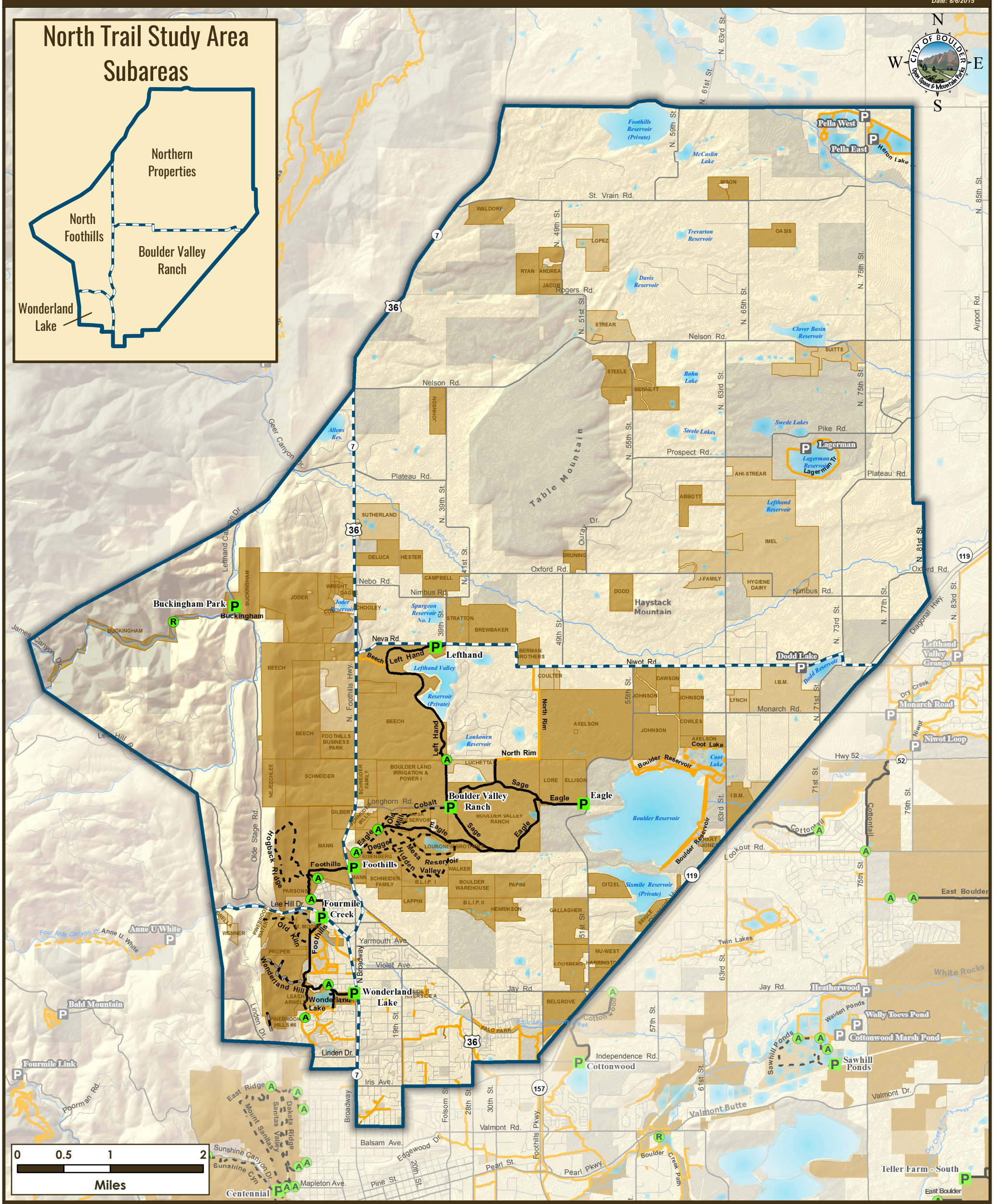
A: North Trail Study Area Basemap
B: North TSA Planning Process
C: North Trail Study Area Interests and Issues
D: Growing Up Boulder Interim Report
E: Boulder County and Parks and Recreation Interest Summary

ATTACHMENT A

City of Boulder Open Space and Mountain Parks

North Trail Study Area Plan

Date: 8/6/2015



NORTH TRAIL STUDY AREA BASEMAP

- North Trail Study Planning Area
- North Trail Study Subareas
- OSMP Trailhead
- OSMP Access Point
- OSMP Recreational Feature Access
- Boulder County Trailhead
- OSMP Hiking/Equestrian Trail
- OSMP Multi-Use Trail
- OSMP Gliding Access
- Non-OSMP Managed Hiking Trail
- Non-OSMP Managed Multi-Use Trail

North Trail Study Area Lands

- OSMP Fee & Managed Property in the North TSA

Lands Not Included in the North Trail Study Area

- OSMP Easement or Jointly Owned, County-Managed Land
- Other Government Land

User: GardE1 Date: 8/6/2015 Path: E:\MapFiles\TSA\NorthTSA\NorthTSA_Basemap.mxd

PLANNING PROCESS

Phase 1 Inventory and Assessment

PURPOSE: Share knowledge of the current conditions of recreational, natural, cultural and agricultural resources.

RESULTS: Inventory and Assessment Report.

KEY INPUTS:

- Community knowledge of visitor experiences, resources, what is functioning well in the North TSA and what needs improvement.
- Staff-prepared information on recreational, natural, cultural and agricultural resources.

Phase 2 Interests and Issues

An interest is the WHY behind the WHAT.
An issue is WHAT may need to be changed.

PURPOSE: Share knowledge about desired outcomes and topics that will guide the development and assessment of alternative scenarios and recommendations for the draft plan.

RESULTS: Desired actions for consideration in scenario development.

KEY INPUTS:

- Community interests about desired plan outcomes and why the outcomes are wanted.
- Discussion of issues that could pose a challenge in the North TSA.
- Community dialogue about what is learned and can be implemented in the North TSA and why.

Phase 3 Draft Plan Development

A scenario is a set of potential actions that addresses interests and issues.

PURPOSE: Assess alternative scenarios and integrate preferred recommendations into a draft plan.

RESULTS: Preferred scenarios compiled into a draft plan.

KEY INPUTS:

- Draft alternative scenarios developed by staff to achieve identified interests and objectives.
- Community feedback on draft scenarios to inform preferred scenarios and recommendations.

Phase 4 Plan Acceptance

PURPOSE: Review draft plan and approve final plan.

RESULTS: Final North Trail Study Area Plan.

KEY INPUTS:

- Community review.
- Open Space Board of Trustees review and approval.
- City Council review and acceptance.

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North Trail Study Area Interests and Issues

BACKGROUND AND PURPOSE

Open Space and Mountain Parks (OSMP) is developing a community vision for Boulder's open space north of Linden Avenue and the Diagonal Highway. The North Trail Study Area (TSA) Plan seeks to improve visitor experiences and increase the sustainability of trails and trailheads while conserving the area's natural, cultural and agricultural resources. The North TSA planning process has four phases:

1. Assess current conditions and management practices in the North TSA.
2. Identify the interests in the North TSA and its future management, as well as any specific issues that need to be addressed in the plan. This phase includes expert panels to explore new and creative ways to meet interests and/or address issues.
3. Develop planning options and scenarios for the North TSA for community discussion, resulting in the selection of preferred scenarios to be included in a final draft plan.
4. Submit final draft plan to the Open Space Board of Trustees for approval and then to City Council for acceptance.

OSMP is committed to giving the community a strong voice in each stage of the development of the North TSA Plan. This community Interests and Issues report is a compilation of the perspectives and feedback provided during the second phase of the process. During this phase, members of the public were invited to discuss their interests in the North TSA in the following ways:

- Community workshops
- Inspire Boulder, the city's internet-based participatory platform
- On-site and local store-front engagement with OSMP staff
- Email and social media submission to OSMP staff
- Engagement with under-represented groups

In an effort to broaden participation in the North TSA, OSMP partnered with Growing Up Boulder to include children and youth in the process and conducted direct outreach to members of the Latino community at a neighborhood event in Holiday Park.

In addition to these public opportunities, one additional meeting provided an opportunity for OSMP staff to share their interests in the North TSA.

Each avenue of participation is described in greater detail below. A majority of comments emerged during community workshops and from Inspire Boulder, although there was strong participation in on-site discussions at trailheads and email submission as well. Each engagement avenue provided an opportunity for the community to reflect on the recreational, natural, cultural and agricultural resources within the North TSA and share their interests regarding the North TSA Plan.

The interests and issues phase of the North TSA planning process asks participants to share their interests in the planning area rather than positions. Positions describe what someone wants or needs, while an interest explains why they want or need it. If OSMP were to only assess participants' positions, the final result would be distributive, rather than integrative, and a lot of people would not get what they want. Assessing the "why" of what visitors want will enable OSMP to better meet the needs of a diverse community, allowing for more win/win opportunities.

COMMON THEMES ACROSS ALL INPUT AVENUES: INTERESTS AND ISSUES

Whether people participated in the interest discussion in a community workshop, online or in a discussion with OSMP staff, several common themes emerged. Although there may not be a clear consensus on locations for trails and connections, many community members are looking for more connectivity between existing North TSA trails and regional destinations. Some visitors found these connections important in providing alternate modes of transportation for a daily commute. Other visitors indicated a need for more connectivity to increase the duration of their recreation experience. The idea of trail connectivity was mentioned most often by bicyclists, but the desire is not exclusive to this group. Some hikers, equestrians and runners expressed a strong interest in connecting trails within the North TSA while others explained that their desire to create trail connections within the North TSA is due to the fact that this area currently has the most potential of all OSMP land to make desired connections. Many participants also expressed concern about the conservation impacts of creating more trails.

Another prominent theme across all avenues of communication was conservation of natural resources. Many members of the community wanted to ensure that visitor impacts in the North TSA did not irreparably damage unique species, habitats or ecosystems. Some stated that the North TSA is one of the last remaining intact grassland habitats in OSMP and is home to many unique species. Others indicated that this area offers a chance to connect with nature and the land in a way that other OSMP properties do not, due to the lower visitation in the North TSA compared to other areas in the OSMP system. These participants were in favor of conserving natural resources as a way to keep the North TSA "wild." Some participants who expressed concern over conservation identified habitat fragmentation as the biggest threat to this value. They were concerned about the impacts of increasing recreation opportunities and how more recreation would affect wildlife and the spread of non-native, invasive or undesirable plant species throughout the system. A large number of participants requested that OSMP find a way to balance recreation and the conservation of natural resources. As the natural environment is what brings visitors to the North TSA and differentiates open space opportunities from urban roads and sidewalks, these members of the community were concerned about maintaining this ability to experience nature in a more authentic manner while they recreate.

Many participants expressed a strong desire to better understand the resources in the North TSA. Some participants explained that they wanted to know more because it would improve the quality of their experience. These participants come to the North TSA to experience a connection with the land and want to learn more about plant and animal species, unique habitats and area history. Other participants stated that educating visitors about the unique resources of the North TSA would encourage greater adherence to rules and regulations. As an example, participants explained that visitors would be more likely to stay on designated trails if they understood the resource damage that occurs due to social or undesignated trails. Although the positions that accompanied the interest of "increased education and understanding" are numerous and diverse, many participants were quick to acknowledge that focusing on context behind management decisions and rules not only benefitted visitors with a desire to learn, but also those who tend to break the rules.

In addition to the common interests outlined above, each avenue of public input had a unique theme. Participants at the community workshops held many unique and specific positions, but as a group were focused on identifying their common interests in order to find balance within the North TSA and identify shared ground. Participants on Inspire Boulder were vocal about the need to create more trail connections both regionally and within existing North TSA and OSMP trails, with a strong emphasis on mountain biking trails. Many members of the public who chose to email their comments to OSMP staff were concerned about conserving natural resources and not allowing the North TSA to become overcrowded with recreational visitors and infrastructure. On-site engagement at trailheads was focused on immediate concerns about trail maintenance, such as cutting back vegetation, fixing access points and returning trails to their pre-flood condition. The members of the Latino community who shared their interests identified a

need for more and better amenities at public gathering spots such as picnic shelters. Through youth engagement efforts, many participants identified a desire to directly engage with the resources and to keep North TSA natural by streamlining and redesigning signage, discouraging the development of undesignated trails and taking measures to separate OSMP land from development. OSMP staff expressed interest in conserving natural resources and minimizing habitat fragmentation, providing high quality experiences to visitors, and honoring all current, past and future commitments to the community that are represented in previous OSMP plans.

COMMUNITY WORKSHOPS: OVERVIEW

Two community workshops were held that detailed the North TSA process and allowed community members to give their feedback. Community members were asked the following questions:

- What are your interests in the North TSA?
- What other interests intersect with your interest and need?

COMMUNITY WORKSHOP KEY THEMES: INTERESTS

Interest	Position	Location-Specific Position	Intersection
Improved Visitor Experience	• Design trails with consideration for: o Sustainability o Human impacts o Geography o Visitor dispersion o Visitor conflict o Safety o Connection to nature o Solitude o Fun and enjoyable experiences • Create new trails with: o Loops o Stacked loops o Longer distances o Sustainable features o Fun and enjoyable experiences o Diversity • Use European trails and Green Briar Trail as examples for trail design. • Do not use roads or road materials for trails. • Identify ways to make up for lack of OSMP resources and funding. • Assess the reason for the creation of undesignated trails. • Improve trails at crossings and intersections. • Balance activities on multi-use trails. • Improve multi-use activity balance on trails. • Segregate trails depending on visitor	• Repair damaged trails that limit access around Lime Kiln. • Create trail connections between: o Wonderland Lake to East Ridge and Dakota Ridge o Twin Lakes to Cottonwood Trail *(not within the geographic scope of the North TSA)* o Boulder To North TSA o Orange Orchard to North TSA	• Increased safety • Conservation of natural resources • Decreased visitor conflict • Improved access and accessibility

Interest	Position	Location-Specific Position	Intersection
	type. • Designate areas for specific uses. • Open more OSMP land for recreation. • Maintain solitude of North TSA. • Allow more places to connect to the earth. • Increase options for quiet recreation. • Maintain quiet characteristics of North TSA. • Designate specific quiet areas or trails. • Encourage visitors to turn off electronic devices. • Identify and separate quiet trails from multi-use trails. • Create more diverse experiences within the North TSA. • Create more opportunities through trail connections and trail design for longer outdoor experiences. • Allow visitors to create their own experiences. • Add benches along trails, like at Sage Trail. • Expand programs for stargazing. • Maintain or increase Voice and Sight opportunities. • Increase lazuli buntings in natural habitats. • Place more waste receptacles along trails.		

Conservation of Natural Resources	• Protect habitats for:
	  o Lazuli bunting
	  o Great horned owls
	• Design new trails with:
	  o Loops
	  o Longer distances
	  o Sustainable features
	• Maintain unfragmented habitats.
	• Increase unfragmented habitats.
	• Maintain integrity of large habitats.
	• Promote education of natural resources and their protection.
	• Provide context for management decisions.
	• Control recreation within Natural
			• Increased education and understanding
			• Increased safety
			• Improved visitor experience
			• Decreased visitor conflict
			• Balance of recreation and natural resources
			• Honoring community values and commitments

Interest	Position	Location-Specific Position	Intersection
	Areas. • Control invasive/undesirable species. • Preserve unique resources. • Limit visitor access in wildlife areas. • Prevent damage from dogs. • Strictly manage dog access. • Improve trail conditions before constructing new trails. • Do not create additional trails. • Identify ways to make up for lack of OSMP resources and funding.		
Improved Access and Accessibility	• Expand Voice and Sight opportunities to match population growth. • Create more horse trailer parking. • Promote respect and etiquette between visitors. • Create stacked trails. • Maintain current levels of recreational access. • Assign trails by route, day or type of activity. • Increase options for quiet recreation. • Designate more trails for solitude/quiet hikers and observers. • Remind visitors the value of appreciating both recreational activities and preservation of habitat to sustain natural resources. • Originate bike trails from residential areas. • Provide cross-country skiing opportunities with no necessary driving. • Create connections between existing trails.	• Create trail connections between: o Wonderland Lake to East Ridge and Dakota Ridge o Twin Lakes to Cottonwood Trail *(not within the geographic scope of the North TSA)* o Boulder to North TSA o Residential areas and North TSA	• Decreased visitor conflict • Improved visitor experience • Increased safety • Increased education and understanding • Improved connectivity
Honoring Community Values and Commitments	• Increase involvement of underrepresented populations. • Promote organic/non-GMO farming on leased land (*not within the scope of a TSA plan.)* • Increase stewardship among visitors. • Remind visitors the value of appreciating both recreational activities and preservation of habitat to sustain natural resources.	• Promote history of Joder Ranch.	• Improved visitor experience • Decreased visitor conflict • Conservation of natural resources

Interest	Position	Location-Specific Position	Intersection
	• Promote appreciation of nature. • Equally engage all visitor types. • Promote local history and culture.		

Increased Education and Understanding	• Educate visitors about:
	  o Human impacts on natural resources
	  o Human impact mitigation
	  o Natural resource preservation
	  o Context of management decisions
	  o Visitor conflict avoidance
	  o Closed trails, undesignated trails and rerouted trails diversions
	  o Trail etiquette and respect
	  o Importance of natural resources
	  o Spread of non-desirable species
	  o Safety implications of headphones
	• Share knowledge with visitors via:
	  o New signs
	  o Brochures
	  o QR codes
	  o Positive messaging
	• Promote rule compliance through:
	  o Education
	  o Increased OSMP staff presence
	  o Signage
	  o Positive messaging
	• Identify ways to make up for lack of OSMP resources and funding.
	• Increase stewardship among visitors.
		• Encourage utilization of trails for their intended purpose, especially around Wonderland Lake.	• Improved visitor experience
			• Conservation of natural resources
			• Decreased visitor conflict
			• Balance of recreation and natural resources
			• Increased safety

Improved Connectivity	• Originate recreational opportunities from residential areas.
	• Encourage visitors to connect with nature.
	• Identify ways to make up for lack of OSMP resources and funding.
	• Create connections between existing trails.
	• Connect Boulder to North TSA by extending bus routes to trailheads.
		• Create trail connections between:
		  o Wonderland Lake to East Ridge and Dakota Ridge
		  o Twin Lakes to Cottonwood Trail *(not within the geographic scope of the North TSA)*
		  o Boulder to North TSA
		  o Boulder to
			• Improved visitor experience
			• Increased safety
			• Improved access and accessibility

Interest	Position	Location-Specific Position	Intersection
		Lyons o Boulder to Niwot	
Balance of Recreation and Natural Resources	• Open more OSMP land for recreation. • Promote protection of natural resources as main draw for recreation. • Assess social trails for resource damage. • Analyze impacts on system sustainability. • Design trails to protect resources. • Educate visitors on human impacts on natural resources. • Remind visitors the value of appreciating both recreational activities and preservation of habitat to sustain natural resources. • Do not overburden OSMP financial resources. • Encourage less impactful recreation. • Clearly mark designated versus social trails. • Weigh impacts of special designations. • Allow for recreation and preservation of natural resources in different places.		• Conservation of natural resources • Improved visitor experience • Honoring community values and commitments • Increased education and understanding
Increased Safety	• Do not create more Voice and Sight trails. • Do not create more mountain biking trails. • Separate dogs from people and bikers. • Separate trail use by direction, day or type. • Mitigate visitor conflicts. • Design trails better. • Improve existing trails before constructing new ones. • Identify ways to make up for lack of OSMP resources and funding. • Do not use road shoulders as bike paths. • Construct more benches in shaded areas.	• Encourage utilization of trails for their intended purpose, especially around Wonderland Lake. • Do not use Jay Road when connecting trails. • Create trail connections between: o Wonderland Lake to East Ridge and Dakota Ridge o Twin Lakes to Cottonwood Trail *(not*	• Improved visitor experience • Conservation of natural resources • Decreased visitor conflict • Increased education and understanding • Improved connectivity

Interest	Position	Location-Specific Position	Intersection
	• Assess the impacts of undesignated trails. • Discourage the use of headphones. • Create connections between existing trails.	*within the geographic scope of the North TSA)* o Boulder to North TSA	
Decreased Visitor Conflict	• Limit large group events in North TSA. • Use signs to encourage larger groups to be respectful. • Do not create more Voice and Sight trails. • Do not create more mountain biking trails. • Disperse visitors quickly at trailheads. • Separate trail use by direction, day or type. • Designate more trails for solitude/quiet hikers and observers. • Separate dogs from people and bikers. • Use signs to decrease visitor conflict. • Assess the purpose of undesignated trails to inform designs for the future of those trails. • Increase OSMP presence. • Discourage headphones. • Use European trails as examples for trail design. • Remind visitors about the value of appreciating both recreational activities and preservation of habitat to sustain natural resources. • Design trails to minimize user conflict.	• Encourage utilization of trails for their intended purpose, especially around Wonderland Lake.	• Increased education and understanding • Conservation of natural resources • Increased safety • Improved visitor experience

INSPIRE BOULDER KEY THEMES: OVERVIEW

The Inspire Boulder discussion was open from Tuesday, June 23 to Sunday, July 19, 2015. Community members were asked what they would like to see improved, changed or preserved in the North Trail Study Area (TSA) and why. They were asked to think about the question and their answer by completing the following sentences:

- I would like _____ because _____.
- I would like _____ in order to _____.

INSPIRE BOULDER KEY THEMES: INTERESTS

Interest	Position	Location-Specific Position	Intersections
Improved Visitor Experience	• Design new trails with: o Challenging terrain o Fun and interesting features o Loops o Long distances o Stacked loops • Design new trails with consideration for: o Connection to nature o Multi-use access o Experience rather than destination • Create more trails that are not on roads. • Expand horse trailer parking at trailheads. • Increase regional recreational trail connectivity. • Separate trail use by direction, day or type. • Create more single-track trails. • Improve cattle-guard crossings for all visitors. • Continue use of angled cow grates versus gates. • Provide more biking access. • Model multi-use trail design after Mickelson Trail. • Designate quiet areas with no biking. • Enhance trailheads with new bathrooms, kiosks and landscaping. • Remove fences within OSMP property. • Expand opportunities to experience nature. • Expand Voice and Sight opportunities.	• Create connection to Lobo Trail without having to use Jay Road. • Extend mountain biking trails to Lefthand Canyon. • Restore public access to Boulder Valley Ranch facilities. • Create more Voice and Sight trails in: o Joder Ranch o West Beech Property o Lefthand Trail o Old Kiln Trail o Foothills trails	• Increased connectivity • Honoring community values and commitments • Decreased visitor conflict • Conservation of natural resources
Conservation of Natural Resources	• Preserve unique ecosystems and species. • Stop fragmentation by limiting recreation. • Stop dogs from damaging sensitive habitats. • Prioritize preservation over recreation. • Balance recreation and preservation. • Control prairie dog population. • Do not control prairie dog population. • Do not create small loop trails. • Limit night access for bikers. • Increase off-trail horse access unless in sensitive habitats.		• Honoring community values and commitments • Improved visitor experience
Improved Access and Accessibility	• Increase regional recreational trail connectivity so that visitors can spend less time in cars, traveling to trails.		• Increased connectivity • Increased safety

Interest	Position	Location-Specific Position	Intersections
	• Connect trail system with bus system to increase access and reduce time spent driving in cars		• Improved visitor experience
Honoring Community Values and Commitments	• Promote equestrian use as part of the area's heritage. • Increase trail connectivity for recreational purposes over transportation needs. • Provide more biking access. • Preserve ecosystem and habitats for future generations.		• Increased connectivity • Improved visitor experience • Improved access and accessibility
Improved Connectivity	• Increase regional recreational trail connectivity. • Increase trail connectivity for recreational purposes over transportation needs. • Complete IBM Connector. • Connect trail system with bus system. • Acquire more land or consider trail easements. • Create connections between existing trails.	• Create trail connections from: o Boulder to Longmont o Boulder to Lyons o Boulder to Niwot o Boulder to trails to Wyoming o Boulder to trails to New Mexico o North TSA to Joder Ranch o North TSA to Heil Valley Ranch o Wonderland Lake to West Beech Property to Joder Ranch to Heil Valley Ranch to Lyons o Hogback Ridge Trail to Joder Ranch o Boulder Valley Ranch to Heil Valley Ranch	• Improved visitor experience • Honoring community values and commitments • Improved access and accessibility
Increased Safety	• Create trail connections that are safe for all users, including children and the elderly. • Create connections between existing trails. • Separate trail use by direction, day or type. • Increase regional recreational trail connectivity. • Maintain existing trails to enable safer	• Create trail connections from: o Boulder to Lyons o Boulder to Niwot	• Decreased visitor conflict • Increased connectivity • Improved visitor experience

Interest	Position	Location-Specific Position	Intersections
	experiences for visitors.		
Decreased Visitor Conflict	• Preserve dog-free trails. • Create more Voice and Sight trails to disperse visitors and match population growth. • Separate trail use by direction, day or type. • Reduce speed by emphasis on trails rather than roads. • Create loop trails. • Improve trail design. • Designate quiet areas with no biking. • Designate more trails for solitude/quiet hikers and observers. • Restrict the use of earbuds.		• Increased safety • Improved visitor experience • Improved access and accessibility

INSPIRE BOULDER POSITIONS

These comments were provided through Inspire Boulder and included positions but did not identify the interest, or "why," behind it.

Management	• Rely on OSMP expertise to create the plan. • Hire more staff to focus on recreation. • Consider day passes for trail system use. • Enforce Voice and Sight regulations. • Complete railroad underpass off Fourmile Creek. • Expand recreation opportunities.
Joder Ranch	• Construct a permanent trailhead with full amenities and parking. • Design a complete pedestrian and equestrian loop trail.

EMAIL COMMENTS KEY THEMES: OVERVIEW

All of the communication with the public encouraged participants to submit comments via the North TSA website and email account. Below are key themes from these comments

EMAIL COMMENT: KEY THEMES

Interest	Position	Location-Specific Positions	Intersections
Improved Visitor Experience	• Balance recreation with conservation. • Create trails that skirt areas of high use. • Provide trail access on agricultural land. • Construct more long-distance trails. • Create trail connections from residential areas of Boulder County. • Incorporate Northern Colorado Water Conservancy District canal lines into trail system.	• Create trail by old Joder homestead. • Cut back vegetation along Wonderland Lake. • Fill or grade potholes entering Wonderland Lake off of Broadway.	• Conservation of natural resources • Improved access and accessibility • Increased safety • Improved connectivity • Decreased visitor conflict

Interest	Position	Location-Specific Positions	Intersections
	• Focus on trail design. • Expand Voice and Sight opportunities. • Create connections between existing trails. • Offer opportunities for peaceful recreation. • Create opportunities to connect with nature. • Separate trail use by direction, day or type. • Add benches along trails to accommodate visitors of all abilities. • Maintain Dave Sutherland's programming. • Maintain quiet and solitude of North TSA. • Allow night access, especially in winter. • Create safe road and trail crossings.	• Allow off-trail equestrian access at Boulder Valley Ranch and Joder Ranch. • Create trail connections from or around: o Wonderland Lake to East Ridge and Dakota Ridge o Twin Lakes to Cottonwood Trail *(not within the geographic scope of the North TSA)* o Boulder to North TSA o Boulder to Lyons o Boulder to Niwot o Haystack o Lagerman • Create more Voice and Sight opportunities at: o Joder Ranch o West Beech Open Space o Lefthand Trail o Old Kiln Trail o Wonderland Lake o Foothills trails o Areas where dogs can swim o West of US 36 • Put more benches in Crestview Park. • Make trailhead improvements at Boulder Valley Ranch, Joder Ranch, Sage and	

Interest	Position	Location-Specific Positions	Intersections
		Foothills. • Expand Foothills Dog Park. • Allow dogs on Hogback Loop. • Prohibit fishing at Wonderland Lake.	
Conservation of Natural Resources	• Preserve Habitat Conservation Areas. • Limit habitat fragmentation. • Limit biking access to decrease habitat fragmentation. • Protect wildlife from interactions with humans and dogs. • Prevent spread of invasive species by limiting recreational access. • Prioritize preservation over recreation. • Balance recreation with conservation. • Do not create more recreational opportunities. • Only allow passive recreation. • Do not expand Voice and Sight opportunities. • Minimize human impact. • Allow naturalists and field biologists to evaluate OSMP land and provide recommendations for trails. • Limit bikes in wildlife-sensitive areas. • Limit equestrian access in wet conditions. • Limit recreation at night. • Preserve golden eagle nesting and hunting. • Keep people and dogs out of bushes. • Use preservation of plants, animals and habitats in North TSA to set an example for other municipalities. • Create deer-friendly crossing on roads in close proximity to North TSA. • Prohibit fishing to minimize animal cruelty. • Redesignate lands west of US 36 for conservation. • Focus on trail alignment and design.	• Protect unique habitats in Lefthand Canyon, Lee Hill, and Olde Stage. • Construct bathroom at Wonderland Lake trailhead to protect the peninsula and the farmers ditch. • Close east of Wonderland Lake to recreation.	• Improved visitor experience • Honoring community values and commitments
Improved Access and Accessibility	• Increase Voice and Sight opportunities to minimize time spent in cars getting to areas with Voice and Sight opportunities. • Expand recreational opportunities to minimize time spent in cars getting to existing recreational opportunities.	• Designate trail connection from Apple Way and 30th Street to North TSA for hiking and cross country skiing.	• Improved visitor experience • Honoring community values and commitments

Interest	Position	Location-Specific Positions	Intersections
Honoring Community Values and Commitments	• Use North TSA process as an opportunity to showcase Boulder's commitment to innovative solutions in preservation and recreation. • Create trail connections to decrease congestion. • Do not encourage more tourism. • Preserve resources for future generations.	• Reinstate equestrian access at Joder Ranch and Boulder Valley Ranch.	• Conservation of natural resources • Improved visitor experience
Increased Education and Understanding	• Increase education and ranger enforcement. • Educate visitors on the importance of natural resources. • Encourage courteous behavior towards enforcement officers.		• Conservation of natural resources • Decreased visitor conflict
Decreased Visitor Conflict	• Encourage visitors to be respectful of others. • Encourage visitors to follow rules. • Separate trail use by direction, day or type.		• Increased education and understanding • Improved visitor experience

EMAIL COMMENT: POSITIONS

Management	• Share OSMP preliminary plans and intentions with the public. • Do not allow dogs to roam. • Cooperate with other entities that control important land. • Improve the website. • Do not take private land via eminent domain. • Provide more information about the proposed changes. • Clarify interaction with the conservation community and how they impacted the plan. • Explain the final decision and subsequent restrictions to the public.
General Comments	• Mindmixer is a frustrating forum for communication. • The website is hard to understand. • Stay out of my neighborhood. • Effort to gather public input is appreciated. • North TSA trails are growing in popularity. • People who did not attend the public workshops do not understand the difference between interests and positions and subsequently are not able to offer the information that OSMP is seeking during this stage.

ON-SITE INTERESTS: OVERVIEW

Over a four week period, OSMP staff conducted on-site engagement in the North TSA and went into the community to collect information from community members at trailheads and local coffee shops. They made contact with 363 people and prompted discussion with the following questions:

- What needs to be improved, changed or preserved?
- Why does it need to be done?

The information below is divided by location of contact, not the location being discussed.

OSMP staff also engaged with the Latino community. Staff attended an event at Holiday Park and made contact with approximately 50 Latino residents of the area. Many people were hesitant to engage, but staff walked around to start individual conversations and was able to gather valuable information.

In partnership with Growing Up Boulder, OSMP staff also hosted a family day at Wonderland Lake to engage families and young people. Key themes are summarized in a separate interim report. Growing Up Boulder and OSMP also reached out to two youth organizations: the Junior Rangers and Boulder Journey School Preschoolers. A separate and complete analysis of all feedback from youth received through these venues will be available in late August 2015.

ON-SITE ENGAGEMENT: INTERESTS

WONDERLAND LAKE
6/21/15, 61 people
7/15/15, 22 people
7/11/15 (Family Day) – see separate analysis by Growing Up Boulder

Interest	Positions	Location-Specific Positions	Intersections
Improved Visitor Experience	• Provide water and bathrooms at trailheads. • Allow better access to lake and trails.		
Conservation of Natural Resources		• Preserve Wonderland Lake as a wildlife sanctuary.	
Increased Safety	Safer crossing of Broadway via bike and bus routes.	• Cut back vegetation along trails in Wonderland Lake and Fourmile Creek area to protect visitors against snakes. • Fix bridge on social trail in Old Kiln area. • Fix wood bridge at Fourmile Creek. • Improve parking at Wonderland Lake.	• Conservation of natural resources • Improved visitor experience

LUCKY'S MARKET
6/24/15, 45 people

Interest	Positions	Location-Specific Positions	Intersections
Improved Visitor Experience	• Increase dog-accessible trails. • Open trails to e-bikes.	• Create more fishing access at Wonderland Lake. • Make access gates in Lefthand Canyon self-closing. • Improve Foothills underpass; it is annoying • Fix flood-damaged trails at Fourmile Creek Trailhead	• Increased safety • Improved access and accessibility
Increased Safety		• Fix flood-damaged trails at	• Improved visitor

Interest	Positions	Location-Specific Positions	Intersections
		Fourmile Creek Trailhead. • Create connection from Heil Valley Ranch to Boulder.	experience • Improved connectivity

FOURMILE CREEK
6/27/15, 32 people
7/12/15, 28 people
7/17/15, 36 people

Interest	Positions	Location-Specific Positions	Intersections
Improved Visitor Experience	• Increase mountain biking access.	• Increase enforcement of dog regulations at Wonderland Lake. • Allow dogs on Hogback Trail. • Designate the social trail from Wonderland Lake to the paragliding area.	• Improved access and accessibility • Decreased visitor conflict
Increased Education and Understanding	• Use signage to explain resources and history of the area.		
Increased Safety		• Cut back vegetation on trails at Wonderland Lake and Fourmile Creek. • Repair bridge at Fourmile Creek, near the trailhead.	• Improved visitor experience

BOULDER VALLEY RANCH
6/30/15, 45 people

Interest	Positions	Location-Specific Positions	Intersections
Improved Visitor Experience	• Provide more access for mountain biking. • Separate trail use by direction, day or type. • Increase access for strollers.	• Provide more trash cans, especially at halfway point, at Boulder Valley Ranch trail. Repair broken gate by ranch at Boulder Valley Ranch.	• Decreased visitor conflict • Improved access and accessibility
Decreased Visitor Conflict	• Separate trail use by direction, day or type.		• Improved visitor experience

AMANTE COFFEE
6/3/15, 36 people
7/5/15, 23 people
7/18/15, 43 people

Interest	Positions	Location-Specific Positions	Intersections
Improved Visitor Experience	• Decrease amount of gates.	• Allow dogs on Hogback Trail. • Repair Buckingham Park amenities. • Provide more trash cans at Boulder Valley Ranch trail.	• Improved access and accessibility

Interest	Positions	Location-Specific Positions	Intersections
Conservation of Natural Resources		• Preserve the Wildlife Sanctuary status of Wonderland Lake.	• Improved visitor experience
Increased Safety	• Create more transportation bike trails that avoid US 36.	• Create connection from Heil Valley Ranch to Boulder.	• Improved connectivity
Decreased Visitor Conflict	• Separate trail use by direction, day or type.		• Improved visitor experience

BILINGUAL ENGAGEMENT: INTERESTS

Holiday Park Neighborhood Event 7/11/15, approximately 50 people

Interest	Positions	Location-Specific Positions	Intersections
Improved Visitor Experience	• Provide more bathroom facilities at trailheads. • Provide more shelters with picnic tables. • Provide more grills at picnic locations. • Use interpretive signage to negate language barriers.	• Provide more amenities around Wonderland Lake.	• Increased education and understanding

OSMP STAFF INTERESTS: OVERVIEW

A workshop with OSMP staff was held at a quarterly all-staff meeting. The workshop detailed the North TSA planning process and allowed staff an opportunity to share their interests by answering the following questions:

- What are your interests in the North TSA?
- What other interests intersect with your interest and need?

OSMP STAFF WORKSHOP: INTERESTS

Interest	Position	Location-Specific Positions	Intersections
Improved Visitor Experience	• Separate trail use by direction, day or type of activity. • Create more shaded areas on trails. • Update facilities to match other TSAs. • Protect natural resources to maintain main attractions. • Provide more receptacles for dog waste on trails. • Provide more dog-accessible trails. • Construct a public amphitheater. • Improve ADA access with better trail maintenance.	• Maintain no-dog access on Hogback Ridge Trail. • Update parking lots at Boulder Valley Ranch (BVR), Eagle and Sage Trailheads.	• Decreased visitor conflict • Increased safety • Conservation of natural resources • Improved access and accessibility

Interest	Position	Location-Specific Positions	Intersections
	• Increase use of interpretive signage. • Plan trail and trail standards to match the resource context within which they are being built. • Maintain quiet nature of North TSA. • Incorporate unique North TSA climate into trail designs.		
Conservation of Natural Resources	• Maintain quiet nature of area. • Promote large, unfragmented habitats. • Preserve, maintain and restore wetlands and riparian habitats that are integral for plant and animal species survival. • Preserve, maintain and restore natural formations and elements with minimal visitor disturbance. • Incorporate unique North TSA climate into trail design. • Provide more dog-free opportunities. • Protect rare or unique plant and wildlife species by minimizing habitat fragmentation. • Reduce parallel social trails. • Manage the impact of invasive plant and weed species on native plant communities. • Plan trail and standards to match the resource context within which they are being built.	• Maintain no-dog access on Hogback Ridge Trail. • Do not force a trail connection between Foothills Trail and Joder Ranch. • Maintain current characteristics of railroad grade if it becomes a designated trail.	• Improved visitor experience • Increased safety • Improved access and accessibility • Balance of recreation and natural resources
Improved Access and Accessibility	• Increase amount of hiking trails to meet popular growth. • Increase dog-accessible trails. • Provide more dog-free recreational opportunities. • Create trails to meet visitor demand. • Provide horse rentals to promote socio-economic equality. • Weigh needs of all visitors equally. • Improve Americans with Disabilities Act (ADA) access.	• Charge out-of-county visitors for parking permits at certain trails such as Eagle Trail, Lefthand Canyon Trail, Boulder Valley Ranch, and Buckingham Trail. • Allow Youth Services Initiative (YSI) to utilize Foothills Nature Center. • Create pressure-treated, ADA accessible trails, especially around Boulder Valley Ranch. • Create more pedestrian trails around Hogback	• Improved visitor experience • Increased safety • Conservation of natural resources

Interest	Position	Location-Specific Positions	Intersections
		Trail, Joder Ranch, and northern parts of West Beech.	
Honoring Community Values and Commitments	• Increase equestrian access to promote cultural heritage. • Identify areas to be used for community memorials. • Meet current and past plan objectives. • Honor the recommendations and strategies from past plans that overlap while developing and implementing the North TSA Plan. • Conduct analysis of staff requirements for plan implementation. • Create a plan that follows the city's rules and policies.		• Improved access and accessibility • Effective plan implementation • Conservation of natural resources
Increased Education and Understanding	• Educate visitors of past OSMP work. • Explain context of rules and management decisions to encourage compliance. • Increase use of interpretive signage. • Include rangers in discussions about violations to promote respect. • Clarify rules if alternating use or direction is implemented.		• Conservation of natural resources • Increased safety
Increased Safety	• Separate trail use by direction, day or type. • Create more shaded areas on trails and at trailheads. • Use warning signs in areas near contamination sites, similar to shooting range warnings. • Provide more dog-free recreational opportunities.	• Maintain no-dog access on Hogback Ridge Trail. • Update parking lots at Boulder Valley Ranch (BVR), Eagle and Sage Trailheads. • Identify risk management best practices for rangers in Lefthand Canyon.	• Decreased visitor conflict • Improved visitor experience • Conservation of natural resources
Decreased Visitor Conflict	• Separate trail use by direction, day or type of activity. • Provide more dog-free recreational opportunities.	• Maintain no-dog access on Hogback Ridge Trail.	• Improved visitor experience • Increased safety
Effective Plan Implementation	• Conduct analysis of staff requirements for plan implementation. • Use multi-disciplinary thinking when designing trails.		• Conservation of natural resources • Improved access and accessibility

Interest	Position	Location-Specific Positions	Intersections
	• Plan recreational access in a manner consistent with management area designations. • Include rangers in discussions about violations. • Preemptively manage for changes in use of agricultural lands and the subsequent impacts on recreation.		

Growing Up Boulder Interim Report

ATTACHMENT D

Summary of Family Day Findings, August 3, 2015

Exploring children's ideas for the North TSA

Growing Up Boulder (GUB) is a child- and youth-friendly city initiative established in 2009 as a formal partnership between the City of Boulder, Boulder Valley School District, and University of Colorado's Program in Environmental Design. In 2015, GUB began working with Open Space and Mountain Parks (OSMP) to engage children and youth in the North Trail Study Area (North TSA) planning process. Participants include children from the Boulder Journey School, a preschool in north Boulder that uses Wonderland Lake for educational purposes; 5 OSMP Junior Ranger crews; and approximately 20 families at a weekend Family Day. All engagement activities have been held at the Wonderland Lake trailhead facilities but have also emphasized all areas of the North TSA. This report summarizes findings from the Family Day. A final report will summarize all outreach activities and outcomes.

The Family Day was held on July 11, 2015 and offered indoor stations for children and families to share their views. The stations included a "draw your vision" station, a "keep, change or add" mapping area, and a graphic facilitation station. Interpretation staff from OSMP also set up a station at the Wonderland Lake trailhead to engage children in learning about special natural features of the North TSA. In total we estimate the following participants:

- Approximately 25 children ages 3-17 (20 families) at the Family Day planning tables
- Approximately 56 visitors to the Family Day interpretive station

The Boulder Family Nature Club set up a special scavenger hunt and hike around Wonderland Lake to bring families from Boulder Journey School and other club members to the event.

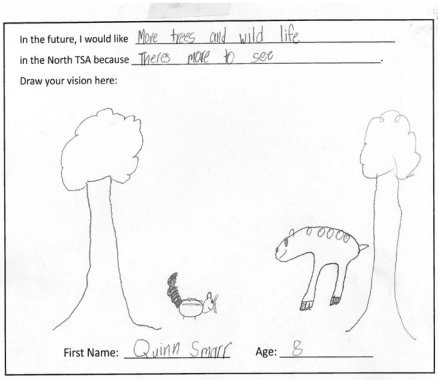
Summary of Children's Ideas

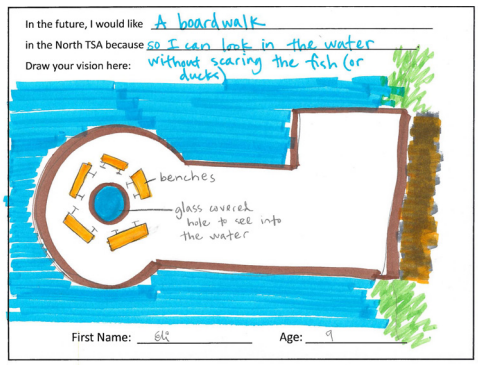
In general, children expressed a desire for a balance of use and protection. Children want to touch grasses and get wet. They want to be free to look for bugs and explore. They want to protect and enhance wildlife. Specific recommendations include:

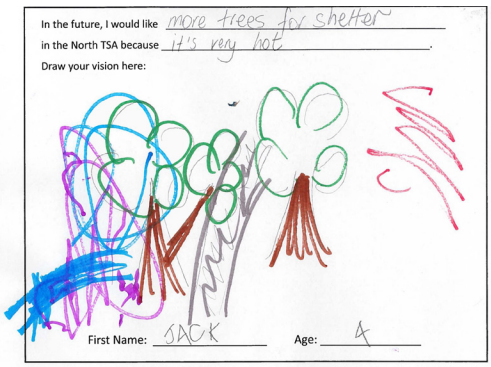
- More opportunities for interaction with water
- Enhanced lake access, with sand play, boardwalks and clear trail access
- Protecting and increasing wildlife
- More trees for shelter and shade
- More rocks for climbing
- Places for children and parents to play together

"People are always telling us to get out and enjoy nature, but then we can't do anything with it but walk."

- 9 year old participant





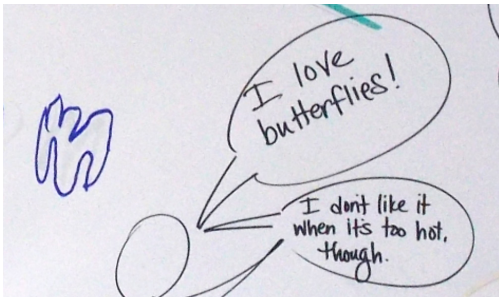


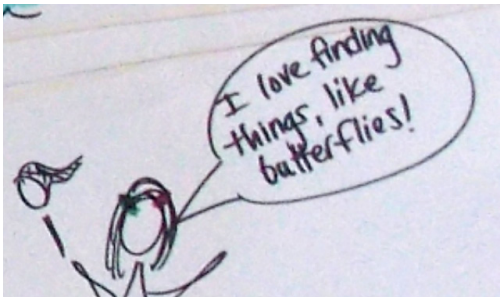
Keep, Change, Add Maps

The "keep, change, add" station provided maps of the North TSA with colored dots that indicated things visitors would like to keep (green), change (red), or add (blue) to the area. The majority of comments were placed on the Wonderland Lake/Four Mile Creek/Foothills map and are summarized below:

- Improved water access at Wonderland Lake (6 respondents)
- A wooden pier into Wonderland Lake (2 respondents)
- Provide increased weed control at Wonderland Lake and Nelson Road areas (2 respondents)
- Protect native plants and animals at Wonderland Lake and in the entire North TSA (2 respondents)
- Bathrooms and drinking water at Wonderland Lake
- Fix bridge and maintain a wading area for water play at Four Mile Creek
- Create a single track mountain bike trail east of Hogback Ridge
- Require dogs on leash or no dogs in Foothills area

Family Day Quotes and Images





"Keep water access: We float boats!"

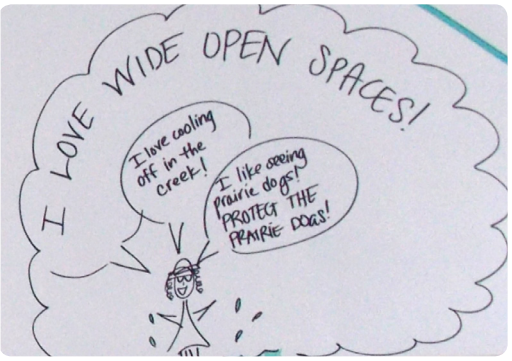
"Algae is fascinating!"

"A boardwalk with viewing hole so I can watch the fish and ducks without scaring them."

"More trails along creeks."

"I love finding things like butterflies!"

"I like seeing prairie dogs. Protect the prairie dogs!"



Photographs courtesy of Phillip Yates; Graphic Illustration courtesy Deryn Wagner. City of Boulder Open Space and Mountain Parks

More information can be found at the GUB website at www.growingupboulder.org/currentprojects. For more information please contact GUB coordinator Tori Derr, victoria.derr@colorado.edu. Special thanks to Deryn Wagner, Open Space and Mountain Parks, for making this engagement process possible.

Boulder County and Boulder Parks and Recreation Interests in the North TSA

Boulder County

Boulder County Parks and Open Space (BCPOS) Interests	Position
Improved regional/inter-agency planning	The North TSA Plan should be very clear that it only deals with OSMP properties. The Northern Property Subarea boundary line creates an expectation that the NTSA document and process will involve planning for that entire region. A broader look at open space management, including trail possibilities, in the area would require a joint planning project with land agencies that own/manage adjacent lands—e.g. including Longmont. For BCPOS, any such planning project would utilize property information contained in Management Plans if previously adopted and would require the development of Management Plans on properties where such plans do not currently exist. Because BCPOS are still very involved in flood recovery, it would be difficult for BCPOS to begin such a planning effort in the near term. Therefore, BCPOS feels that a regional effort to look at potential trails in this area will be better timed in the future—engaging stakeholders and the public in a process to identify future trails now would be problematic. North TSA process could help to: • Identify OSMP interest in future regional connections
Improved connectivity	**Boulder to Lyons** – BCPOS supporting the efforts of Rocky Mountain Greenway project to look at trail feasibility for this corridor **North Rim** – BCPOS is open to building a proposed southern trail section, formalizing the existing social trail--or not (as determined by the North TSA Planning process and applicable agreements). The county is interested in the City having on-going management of this area. **Axelson (trail E-W toward 51st to connect to Boulder Reservoir)** – North TSA process should determine whether this makes sense to pursue given the current context with the Reservoir Master Plan and the trails and connections that it will provide.

Boulder County Parks and Open Space (BCPOS) Interests	Position
	Beech – County feels that management of the Beech Pavilion as it is would be fine, but suggested that a trail connecting the Lefthand Trail to the Beech Pavilion is desirable. If there isn't North-South connectivity on the **west side of 36**, there will be **increased demand for connection from the east side over to Joder** that will need to be considered. Topography and crossing US 36 will be challenging in this area. Discussed the potential of a connection between **Boulder Reservoir, Lagerman Reservoir and Longmont.** Noted that their Lagerman-AHI Trail Plan will connect Lagerman with the Oxford Road/67th Street area. This is a potential connection that the City, County, and Longmont could discuss in a broader regional open space planning for the area at some point in the future. Intervening residential developments and private landowners will need to play a role in such a process for this potential future connection. The County's Heil 2 Plan is underway and slated for completion in Fall 2015. a **Heil-Lefthand Canyon connection is being studied in the process.**
Conservation of Natural Resources	**Six-Mile Fold** – (sandwiched between Beech and Joder) includes valuable geologic and rare plant resources and is difficult topography for trails.
Clarification of property ownership/management	County expressed concern about the North TSA boundaries delineated on the base map and requested that OSMP clarify that not all lands within the North TSA are owned and/or managed by OSMP and that lands outside OSMP's management will be included in other agencies' planning processes. City owns most of Beech on both sides of US 36. County owns a portion of the west side. Existing IGA stipulates City management for whole property (both sides). Proposed renewed IGA would maintain same arrangement. Real Estate staff in both agencies working to correct ownership situation so both City and County own an undivided interest (County 33%, City 66%) in the entire Beech suite of properties. County would explore options if federal land ownership status of Table Mountain were to change in the future.

Boulder County Parks and Open Space (BCPOS) Interests	**Position**
Consistency in management across neighboring properties	**Waldorf property** – contiguous with county-owned lands and includes important wildlife habitat that the county would like to see managed in a consistent manner as its neighboring properties. The County recommends the City consider managing its properties (including perhaps others along with Waldorf) in this area in a way that the various public lands can be a large block of contiguous habitat protecting the values of this region identified in the County's Environmental Resources Element of the County Comp Plan.

City of Boulder Parks and Recreation

City of Boulder Parks and Recreation Interests	Position
Improved Visitor Experience	Open to enhancing fishing and lake access points at **Wonderland Lake** Open to coordinating/creating a nature play area near **Wonderland Lake**
Improved Connectivity	Parks and Recreation will be focusing on trail connections/improvements along the **south side of the reservoir** in 2016 as part of the Reservoir Master Plan implementation. Parks and Recreation remains very interested in **implementing the proposed trail along 51st St connecting the reservoir entrance to 55th St and connecting through Eagle Trailhead**. Parks is also interested in pursuing **trail connection along 51st out to Reservoir** as there was interest in this in the Reservoir Master Plan.