

**OPEN SPACE BOARD OF TRUSTEES**  
**Wednesday, Oct. 26, 2016**  
**Council Chambers, 1777 Broadway**

**MEETING AGENDA**  
*(Please note that times are approximate.)*

- 6:00 I. Introduction of Council Sub-Committee member, Jan Burton.**
- 6:15 II. Approval of Minutes**
- 6:20 III. \*Public Participation for Items Not Identified for Public Hearing**
- 6:30 IV. \* Proposed changes to the Boulder Valley Comprehensive Plan Trails Map as part of the 2015 Major Update to the Comprehensive Plan.**
- 6:50 V. \*Boulder joint ownership/management IGA renewal**
- 7:10 VI. \* Request for a recommendation to approve the purchase of approximately 49 acres of land, associated agricultural outbuildings and appurtenant mineral and water rights, including a quarter share of Cottonwood Ditch, located at a portion of 1538 North 75<sup>th</sup> St. and 7770 Arapahoe Rd. from Michael Patrick Ryan and the Charlene Rosenblatt Trust dated Jan. 26, 2015 for \$1,750,000 for Open Space and Mountain Parks purposes. An additional expenditure of up to \$152,000 is being requested for immediate needs.**
- 7:30 VII. Matters from Staff**
- Northern Colorado Water Conservancy District Utility and Access Easements for the Carter Lake Pipeline
- 7:50 VIII. Matters from the Board**
- 8:00 IX. Adjournment**

\* Public hearing

**Written Information Items (no presentation):**

- A. Open Space and Mountain Parks Agricultural Resources Master Plan
- B. Boulder County Comprehensive Plan: Open Space Element Revision
- C. 2015 Undesignated Trail Management and Messaging Study
- D. Boulder Creek Restoration Update
- E. Chautauqua 2A Sidewalk / Pedestrian Safety Improvement

**Open Space Board of Trustees**  
**2016 Tentative Board Items Calendar**  
(updated Oct. 10, 2016)

October 26	November 9	December 14
<ul style="list-style-type: none"> <li>• City Council Subcommittee member Jan Burton will attend</li> </ul> <p><b>Action Items:</b></p> <ul style="list-style-type: none"> <li>• BVCP– Trails Map Rev. &amp; Rec. to CC</li> <li>• Boulder County joint ownership/management IGA renewal</li> <li>• Ryan II acquisition (to council Nov. 15)</li> </ul> <p><b>Matters from Department:</b></p> <ul style="list-style-type: none"> <li>• Update on N. Colorado Water Conservancy District (NCWCD) pipeline easement briefing (disposal)</li> </ul> <p><b>Written Reports:</b></p> <ul style="list-style-type: none"> <li>• BCCP-Open Space element</li> <li>• Trail Study</li> <li>• Boulder Creek Restoration Plans Update</li> <li>• Chautauqua Pedestrian Project Update</li> <li>• Ag Plan Update</li> </ul>	<p><b>Action Items:</b></p> <p><b>Matters from the Department:</b></p> <ul style="list-style-type: none"> <li>• Update on 2013 Flood Recovery</li> <li>• Draft Disposal Procedures</li> <li>• BVCP - Land Use Map Updates</li> </ul> <p><b>Written Reports:</b></p> <ul style="list-style-type: none"> <li>• Projects Update</li> </ul>	<p><b>Action Items:</b></p> <ul style="list-style-type: none"> <li>• BVCP – 1) Nat. Env &amp; Food/Ag Policies Rev &amp; Rec to CC; 2)OSMP Land Use Map Updates Rev &amp; Rec to CC</li> <li>• Disposal Procedures</li> <li>• NCWCD pipeline easement (disposal)</li> </ul> <p><b>Matters from the Department:</b></p> <ul style="list-style-type: none"> <li>• Review of Ag Plan</li> <li>• Wildland Fire Planning</li> <li>• Boulder Creek Restoration Update</li> <li>• Camera traps (opt)</li> </ul> <p><b>Written Reports:</b></p> <ul style="list-style-type: none"> <li>• Projects Update</li> </ul>
January 11, 2017	February 8	March 8
<ul style="list-style-type: none"> <li>• <b>Action Items:</b> Ag Plan approval and recommend to City Council (to council in Feb 21)</li> <li>• BVCP - CU South – Possible Rev &amp; Rec to CC <u>OR</u> Verbal Update</li> </ul> <p><b>Matters from the Department:</b></p> <ul style="list-style-type: none"> <li>• Community Ranger Program</li> <li>• Resident Survey</li> </ul>	<p><b>Action Items:</b></p> <p><b>Matters from the Department:</b></p> <p><b>Written Reports:</b></p> <ul style="list-style-type: none"> <li>• Projects Update</li> </ul>	<p><b>Action Items:</b></p> <ul style="list-style-type: none"> <li>• Budget CIP</li> </ul> <p><b>Matters from the Department:</b></p> <p><b>Written Reports:</b></p> <ul style="list-style-type: none"> <li>• Projects Update</li> </ul>

<b>Written Reports:</b>		
-------------------------	--	--

- Projects Update
- Prairie Dog Results

## OPEN SPACE BOARD OF TRUSTEES

Action Minutes

Meeting Date September 14, 2016

*Video recording of this meeting can be found on the [City of Boulder's Channel 8 Website](#). (Video start times are listed below next to each agenda item.)*

### BOARD MEMBERS PRESENT

Frances Hartogh   Molly Davis   Kevin Bracy Knight   Tom Isaacson   Curt Brown

### STAFF MEMBERS PRESENT

Tracy Winfree   John Potter   Mark Davison   Phil Yates   Don D'Amico  
Will Keeley   Cecil Fenio   Heather Swanson   Mark Gershman   Bethany Collins  
Keri Davies   Leah Case   Alycia Alexander

### GUESTS

Lesli Ellis, Comprehensive Planning Manager, PH&S  
Jean Gatza, Senior Planner, PH&S  
Jeff Moline, Agricultural Resources Manager, Boulder County

### CALL TO ORDER

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

### AGENDA ITEM 1 - Approval of the Minutes (15:50)

Curt Brown moved that the Open Space Board of Trustees approve the minutes from Aug. 10, 2016. Molly Davis seconded. This motion passed unanimously.

### AGENDA ITEM 2 – Public Participation for Items not Identified for Public Hearing (16:42)

Alex Medler, Boulder, requested staff and the Board to consider increased seating options on Open Space.

Raymond Bridge, PLAN-Boulder County, suggested a new land use category be included in the Boulder Valley Comprehensive Plan specific to Open Space Annexed parcels.

Crif Crawford, Boulder, spoke about the September 2013 flood and the proposed berm that could help prevent future flood waters into Frasier Meadows.

Mike Barrow, Boulder Mountainbike Alliance (BMA), said they will be participating in a volunteer trail project on the Boulder County Parks and Open Space Heil Trail. He invited the Board to attend.

Tony Gannaway, Boulder, asked for status of the Leave no Trace research on trail closures.

Anna Rives, Longmont, expressed her concern about the company hired to do the Armory prairie dog relocation.

Susan Douglass, Boulder, read a free-verse regarding a sculpture she has built describing the compromise on Open Space.

Carse Pustmueller, Boulder, said she is concerned about the plan for the Armory prairie dog relocation; the proposed plan is inhumane.

Alan Delamere, Boulder, expressed his desire to designate the Sanitas Valley area as historic.

Jim Snyder, Boulder, said he will be writing a letter to the Board regarding a parcel of his land the city is interested in purchasing and its historical value.

**AGENDA ITEM 3 – Matters from Staff**

Lesli Ellis, Comprehensive Planning Manager, and Mark Gershman, Environmental Planning Supervisor, gave a presentation on the Boulder Valley Comprehensive Plan. (41:32)

Mark Gershman, Environmental Planning Supervisor, gave a presentation on the Boulder County joint ownership/management Intergovernmental Agreement (IGA). (2:08:00)

Will Keeley, Wildlife Ecologist, gave a presentation on the Open Space and Mountain Parks (OSMP) Raptor monitoring program. (2:40:00)

**AGENDA ITEM 4 – Matters from the Board (3:12:36)**

Kevin asked staff to be proactive with muddy trail closures and related outreach in the coming season. He noted that the Eagle Trail has a section inconsistent with the rest of the area; he asked staff to look into this and possibly consider rerouting that section or posting more signs that could even include a possible alternate route option.

**ADJOURNMENT** – The meeting adjourned at 9:11 p.m.

These draft minutes were prepared by Leah Case.



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

**MEETING DATE: Oct. 26, 2016**

**AGENDA TITLE:** Proposed changes to the Boulder Valley Comprehensive Plan Trails Map as part of the 2015 Major Update to the Comprehensive Plan.

**PRESENTER/S:**

Open Space and Mountain Parks Department:

Tracy Winfree, Director, Open Space and Mountain Parks  
Mark Davison, Community Connections and Partnership Manager  
Mark Gershman, Environmental Planning Supervisor  
Steve Armstead, Environmental Planner

Department of Planning, Housing & Sustainability:

David Driskell, Executive Director of Community Planning & Sustainability  
Lesli Ellis, Comprehensive Planning Manager  
Jean Gatza, Senior Planner  
Tanya Ariowitsch, Senior GIS Specialist

**EXECUTIVE SUMMARY**

The Boulder Valley Comprehensive Plan (BVCP) Trails Map is a comprehensive guide for existing and proposed trails and trail connections for the entire Boulder Valley. It shows proposed trails, including grade separated trail underpasses that have been planned through departmental master planning, or area planning processes, as well as trail connections that are important links in the Boulder Valley and regional trails systems. See **Attachment A** for the BVCP Description of the BVCP Trails Map. See **Attachment B** for a brief summary of proposed changes, and **Attachment C** for the draft BVCP Trails Map with changes highlighted.

The purpose of this item is for the Open Space Board of Trustees (OSBT) to review and make a recommendation to the Planning Board and City Council, regarding the following proposed changes to the BVCP Trails Map related to Open Space and Mountain Parks (OSMP) managed lands:

- New proposed trails
- Modifications to proposed trails

- Changes from ‘proposed’ to ‘existing’ to reflect newly constructed trails
- Deletions of proposed and existing trails
- Map corrections

Comments from the Board will be either incorporated as changes to the map, or noted and submitted with the map for consideration during adoption.

**STAFF RECOMMENDATION:**

Open Space and Mountain Parks staff requests that the OSBT recommend to Planning Board and City Council, approval of the proposed BVCP Trails Map changes relating to city Open Space and Mountain Parks lands.

**COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS**

- Economic: The BVCP Trails Map describes existing and planned transportation and recreational facilities which make important contributions to Boulder’s ability to attract and retain employers including businesses of all sizes, as well as academic and government agencies. The Trails Map provides the city and county an opportunity to develop a shared understanding of where facilities have been, and are intended to be constructed.
- Environmental: The trails system provides support for alternatives to automobile traffic, reducing a variety of environmental stressors. Trails also provide access to natural settings where residents and visitors have the opportunity to experience and learn about the natural environment. These experiences often translate into an appreciation of the importance of natural settings not only to humans but also to the plants and animals that inhabit these areas.
- Social: Boulder’s trail system is available to all residents and visitors at no cost. The trail system provides a variety of transportation, as well as physical and emotional health benefits to the Boulder community.

**OTHER IMPACTS**

- Fiscal: Projects anticipated by the Trails Map which are to be constructed in part or in whole by OSMP will be integrated into the department’s Capital Improvement Programs or operating budget.
- Staff time: Staff time for participation in the update to the BVCP was included in the 2016 work plan. Staff time for implementation of the projects identified in the Trails Map are consistent with the Visitor Master Plan, Trail Study Area Plans and other appropriate project development processes.

**PUBLIC COMMENT AND PROCESS**

This item is being heard at this public meeting, advertised in the *Daily Camera* on Oct. 23, 2016.

**ANALYSIS**

The city and county are currently working on the update to the BVCP. The BVCP guides land use and development in the city and adjacent lands in the Boulder Valley. Changes to the BVCP

require adoption by the Planning Board, City Council, Boulder County Planning Commission, and the Board of County Commissioners (four body review and approval). Prior to consideration by these four bodies, city boards and commissions review and comment on relevant changes. Under the Charter [Article XII, Section 175 (e)], the OSBT is required to make a recommendation on all OSMP designation changes to the BVCP Trails Map. The items for review at this time are changes to the BVCP trails map pertaining to OSMP.

Planning and OSMP staff presented to the OSBT information on the proposed changes to the BVCP Trails Map at the Sept. 14, 2016 Board meeting. One suggestion recommended was to consider ways to make the “Conceptual Connection” arrow representing the proposed regional connection between Eldorado Canyon State Park and Walker Ranch less definitive to avoid conveying that a specific location for this connection has been determined. Changes to the implementation section and BVCP Trails Map Description will be proposed in subsequent phases of the BVCP update. Staff anticipates those changes to include clarification of the use of arrows pointing outside of the planning area boundary. This might include language indicating: “The arrows pointing to the area outside of the BVCP area are meant only to indicate the intention of the city and county to provide a trail in that general area with one end in the BVCP area and another end outside. No specific direction is implied.”

#### Update Process

The proposed changes to the BVCP Trails Map involve staff from Planning, Housing and Sustainability, OSMP, Parks and Recreation, Greenways, Public Works Department for Utilities and Transportation as well as staff from Boulder County Parks and Open Space and Transportation departments.

The BVCP Trails Map was last updated in 2011, and proposed revisions are part of the 2015 Major Update of the BVCP. Changes to the map may occur when there has been new information or changed circumstances regarding a proposed trail or when an alternative analysis and public process have occurred at the master planning or area planning level, and new trails plans have been adopted. The changes proposed in this update reflect trails changes identified primarily through the Transportation Master Plan Update (TMP), OSMP Trail Study Area (TSA) Plans and processes or completed Community and Environmental Assessment Processes (CEAP). Any member of the public may request changes to the BVCP Trails Map during a BVCP update. No formal public requests were received, however community input included support for new trails or trail connections to complete a “trail around Boulder.”

The proposed changes include all new trails, newly proposed trails, and new conceptual alignments on OSMP lands since the 2010-2011 update. Numerous map corrections are also proposed to show trails on OSMP lands, and remove trails that are no longer designated or present.

Changes to the BVCP Trails Map are described in **Attachment B** and shown on the draft map in **Attachment C**. Changes specific to OSMP lands and trails are highlighted on the map in **Attachment D**. The OSMP related changes include:

- New proposed trails and new conceptual alignment for proposed trails
- Modifications to proposed trails

- Changes from ‘proposed’ to ‘existing’ to reflect newly constructed trails
- Removal (deletion) of proposed trails and proposed rerouting/removal of existing trails
- Map corrections

### **New Proposed Trails, Conceptual Alignments and Conceptual Connections**

New proposed trails include upgrades to pedestrian and multi-use paths and proposed connections to trails or other paths identified in the Visitor Master Plan or TSA Plans.

#### ***New proposed trails and conceptual alignments:***

##### North TSA

- Antler Loop – Soft surface pedestrian trail west of Wonderland Lake creating a loop from Wonderland Lake Trail to Foothills Trail/Old Kiln Trail. (#27)
- Wonderland Lake– Designate a parallel hard surface multi-use path on north side of Wonderland Lake. (#29)
- Hang Glider Trail – A soft surface pedestrian trail connecting into Antler Loop from Foothills Trail. (#44)
- Antler Loop Spur – A short soft surface pedestrian trail connecting an access point on Spring Valley Road to Antler Loop. (#28)
- North Sky Trail – A soft surface multi-use trail connecting Foothills Trail to Joder Ranch Trail. (#9)
- Mahogany Loop – A soft surface multi-use loop on Joder Ranch Trail. (#8)
- Joder Ranch Trail to Buckingham Park – A short multi-use trail along Olde Stage Road connecting the Joder Ranch Trail to Buckingham Park. (#5)
- Coyote Trailhead to Joder Ranch Trail – A short soft surface multi-use trail connecting the proposed Coyote Trailhead to Joder Ranch Trail. (#7)
- Foothills Trail to Degge – A short soft surface multi-use trail connecting Foothills Trailhead to the start of the Degge Trail. (#12)
- Shale Trail – A soft surface pedestrian trail between Boulder Valley Ranch Trailhead and the Eagle Trail. (#39)
- Wrangler Trail – A soft surface multi-use trail connecting Hidden Valley Trail to an access point on Kelso Road. (# 11)
- Talon Trail – A soft surface multi-use trail from Boulder Reservoir trails to Niwot Road along N. 55<sup>th</sup> Street. (#40)
- Neighborhood Access to Lefthand Trail – Designate an existing undesignated trail as a soft surface multi-use trail connecting the Lake Valley/North Rim neighborhood to Lefthand Trail. (#41)

##### West TSA

- Skunk Canyon – Proposed new soft surface pedestrian trail west of Hollyberry Lane and Deer Valley Road that connects neighborhood to NCAR Skunk Canyon Trail. (#2)
- Homestead Trail – Proposed new soft surface trail connection for Homestead and Towhee trails off of Mesa Trail resulting from West TSA Plan and modifications needed in response to 2013 Flood damage. (#3)

***New proposed conceptual connections:***

North TSA

- Joder Ranch to Heil Valley Ranch (#4)
- Area III Future Park Site to OSMP (#45)

**Modifications to Proposed Trails**

Modifications to proposed trails reflect areas where better information about the proposed alignment is available or where alignments have been modified from the previously adopted BVCP Trails Map.

West TSA

- Anemone Trail – Changed conceptual alignment to a more detailed proposed alignment (#1)

**Modifications to Existing Trails**

Modifications to existing trails occurred due to flood impacts, reconstruction and implementing TSAs. These are highlighted in yellow on the OSMP trail change map (**Attachment D**).

**Constructed Trails (Constructed/Modified)**

Trails that have been constructed/designated since the 2010 update.

West TSA

- Chapman Drive – Extended Chapman Drive Trail to connect to Boulder Canyon and changed from a pedestrian to a multi-use trail. (#24) and (#26)
- Old Mesa – Designated a previously undesignated trail south of Shadow Canyon Trail. (#13)
- Greenbriar Connector – Constructed new soft surface pedestrian trail connecting Lower Big Bluestem Trail to Greenbriar Boulevard. (#15)
- Fern Meadow/Cragmoor – Construct new trail and designate previously undesignated trail north of Cragmoor Road. (#16)
- Sunshine Canyon – Constructed a new soft surface pedestrian trail parallel to Sunshine Canyon west of Centennial Trailhead. (#17)
- Hollyberry and Skunk Connector – Constructed new soft surface pedestrian trails and designated previously undesignated trails west of Hollyberry Lane and Deer Valley Road that connect neighborhood to Skunk Canyon Trail. (#18) and (#19)
- Lion's Lair and Spur – Constructed new soft surface pedestrian trail connecting Mount Sanitas Trail to Sunshine Canyon Drive. (#20)
- NIST Service Road Connector – Constructed new soft surface trail connecting bike path to NIST Service Road (Kusch Road) north of Hollyberry Lane. (#21)
- Meadow – Constructed new soft surface pedestrian trail to replaced undesignated trail south and parallel with Baseline Trail in Chautauqua Meadow. (#22)
- 6th Street Connector – Constructed new soft surface pedestrian trail and designate previously undesignated trail connecting 6<sup>th</sup> Street to Bluebell Road. (#23)

#### North TSA

- Joder Ranch (North TSA) – Constructed a new soft surface multi-use trail on the Joder Ranch property connecting Hwy 36 to Olde Stage Road. (#25)

#### East TSA

- Dry Creek (East TSA)– Designated a previously undesignated shortcut trail section providing a parallel alternative path. (#30)

### **Removal of Proposed and Existing Trails**

#### ***Proposed trails or conceptual alignments recommended for removal from the BVCP Trails Map:***

##### West TSA

- Sunshine Trail Loop – Removed the proposed conceptual loop alignment on the western end of the Sunshine Trail. Deletion of the conceptual loop occurred in a subsequent planning process following the West TSA Plan. (#49)
- Chapman Drive – Removed conceptual alignment due to the completion of the extension of the Chapman Drive Trail. (#6)

##### North TSA

- North Rim to Lefthand Connector – Removed conceptual alignment based on recommendations from the North TSA Plan. (#46)
- Axelson to North Rim Connector – Removed conceptual alignment based on North TSA Plan and future collaboration with Parks and Recreation for a soft surface multi-use trail around west side of Boulder Reservoir. (#47)
- Boulder Feeder Canal Boulder Reservoir to Niwot Road – Removed conceptual alignment along the Boulder Feeder Canal in preference for the proposed Talon Trail. (#48)

#### ***Sections of the following existing trails are proposed for closure and removal:***

##### North TSA

- Old Kiln Trail – The northern loop of Old Kiln Trail is proposed to be closed due to extensive flood damage. (#43)
- Old Mill Trail – This trail will be replaced with a new multi-use and rerouted Cobalt Trail. (#42)
- Mesa Reservoir Trail – The western part of this trail will be replaced with a new multi-use and rerouted Degge Trail. (#10)
- Degge Trail – The Degge Trail will be rerouted and a single trail will replace the existing west end of the Degge and Eagle trails. (#14)

*Previously existing trails that have been removed due to flood recovery or that had been identified through TSA planning processes:*

West TSA

- Southern Quarry – Quarry access closed off of Sanitas East Ridge Trail. (#31)
- Baseline – Trail removed and replaced with a new parallel trail located to the south that connects to the Meadow Trail and removes undesignated trails. (#33)
- Skunk Canyon – Short segment of trail removed that connected bike path to NIST Service Road. (#34) Trail replaced with new NIST Service Road Connector (#21).
- Homestead – West end of trail removed and replaced with a new connection to Mesa Trail. (#35)
- Homestead & Spur – Southern trail connection to Mesa Trail removed and replaced with a new and relocated trail junction. (#36)

Marshall Valley/Southern Grasslands TSA

- Greenbelt Plateau Spur – Trail removed and connection replaced with the construction and addition of the Hwy 93 underpass for Community Ditch Trail. (#37)
- Marshall Valley – Alternative trailhead access removed due to unstable ground slumping/site conditions resulting from old coal mines. (#38)

**Map Corrections**

Map corrections are trails that are included in the TMP, TSA, or other Planning process, and appear to have been inadvertently left off from the 2010 version of the map.

- Plains Overlook – Trail removal resulted from the Sunshine Amphitheater restoration and the addition of an ADA access. (#32)
- Four Pines Trail – Added as an existing trail. This trail was included on OSMP maps as an existing trail and shown as proposed on 2010 BVCP Trails Map. (#50)

Submitted by:

  
\_\_\_\_\_  
Tracy Winfree, Director

**ATTACHMENTS:**

- Attachment A: Trails Map Description from BVCP
- Attachment B: Brief Summary of Changes to the BVCP Trails Map
- Attachment C: Boulder Valley Comprehensive Plan Trails Map DRAFT 8/31/2016
- Attachment D: OSMP Trail Changes to Update the 2015 BVCP Trails Map

This page is intentionally left blank.

## ***ATTACHMENT A – Trails Map Description from BVCP***

### ***Trails Map***

The Boulder Valley Comprehensive Plan Trails Map is a comprehensive guide for existing and proposed trails and trail connections for the entire Boulder Valley. It shows proposed trails that have been planned through departmental master planning or area planning processes as well as trail connections that are important links in the Boulder Valley and regional trails systems.

A color version of the trails map can be found at: <http://www.bouldervalleycomplan.net> and click on Plans.

Trails planning in the Boulder Valley involves balancing environmental, community and mobility goals as well as resolving or mitigating trail impacts. The following Boulder Valley Comprehensive Plan policies guide trails planning:

- Policy 2.30 Boulder Creek and its Tributaries as Important Urban Design Features
- Policy 2.32 Trail Corridors / Linkages
- Policy 8.12 Trail Functions and Locations 8.13 Trails Network

The Trails Map shows existing and proposed trails in the Boulder Valley that are or will be administered by the city of Boulder Planning Department, Parks and Recreation Department, Open Space and Mountain Parks Department, Transportation Division, the Greenways Program and Boulder County Parks and Open Space and Transportation Departments. This map is used by the city, the county, Boulder Valley citizens and other concerned parties to understand, maintain and advance the network of trails that the city, the county, and other public agencies now provide and hope to provide in the future and should be used as a system planning tool.

Each department generates more detailed maps to meet their own needs and those of trails users. Other maps (such as those in departmental master plans or specific area plans) are used to show complete systems.

The Trails Map includes designated unpaved off-street paths, paved off-street paths, multi-use paths that are paved and separated from but parallel to a road, and short, paved off-street paths that connect to a larger trail or bike network and are part of an adopted pedestrian or bike system plan. It does not include sidewalks, on-street bike lanes or bike routes, paved road shoulders or low volume streets serving as bike lanes, routes, or internal walkways.

Trails planning and implementation occur at several steps that get progressively more detailed. The first step is to identify a need or desire for a trail or trail connection, a step that usually occurs as part of departmental master plans. Interdepartmental coordination on trails and trail connections occur as part of the master planning process. Proposed trails may be further refined through other detailed planning processes, such as the Capital Improvements Program (CIP), Trail Study Area (TSA) or Community and Environmental Assessment Process (CEAP). Two kinds of trail designations are included on the Trail Map—conceptual trail alignments and proposed trails. The primary difference relates to the degree that the trail has been studied and whether or not a specific trail alignment has been worked out. Specific definitions include:

## **Conceptual Trail Alignments**

These trails are represented by bubbles or circles on the Trails Map. These bubbles show the need or desire for the trail located in a conceptual trail corridor. The specific alignment has not yet been selected, often because there are still issues that need to be resolved. These issues may involve the need for further study or public process and usually require resolution of environmental, ownership, neighborhood, or other concerns. However, the concept for the trail is supported by the signatories of the Boulder Valley Comprehensive Plan.

## **Proposed Trails**

These trails are represented by solid lines on the Trails Map. These lines show the trail need or desire, but they also show a more definite trail alignment accepted by the public entities involved. There may still be issues to be worked out at the project planning step, but the trail alignment is more certain.

## **Process for Changes to the Trails Map**

At each mid-term or major update to the Boulder Valley Comprehensive Plan, an interdepartmental staff group will assess the need to update the Trails Map. If changes are warranted, staff will analyze the map and compile a list of recommended changes to be included in the Comprehensive Plan update process. Changes to the map may occur when there has been new information or changed circumstances regarding a proposed trail or when an alternatives analysis and public process have occurred at the master planning or area planning level and new trails plans have been adopted. Minor changes can be incorporated into the Trails Map at any time without board adoption. These minor map changes are limited to changes in factual information, which include map corrections and changes in designation from proposed to existing trails (i.e., built). These minor map changes will be identified for the boards at the Comprehensive Plan update process.

Any member of the public may propose changes to the Trails Map at a mid-term or major update to the Comprehensive Plan. These requests should be made in the application process established for the update. Staff will analyze these proposals and a recommendation will be presented to the four adopting bodies along with other applications. Changes to the Trails Map will be forwarded to the following advisory boards for review and comment: Open Space and Mountain Parks Board of Trustees, Greenways Advisory Committee, Transportation Advisory Board, Parks and Recreation Advisory Board, and the County Parks and Open Space Advisory Committee. Changes to the Trails Map may also be forwarded to other advisory boards depending on issues associated with a trail proposal. Recommendations and comments will be forwarded to the adopting bodies. Changes to the Trails Map must be adopted by the city Planning Board, City Council, the County Planning Commission, and the County Commissioners.

All recommendations for changes to the Trails Map will be evaluated by each of the departments involved. Agreement by affected departments on the suitability of the trail and trail alignment will be sought as part of the interdepartmental review.

## **ATTACHMENT B: Brief Summary of Changes to the BVCP Trails Map**

### **PROPOSED CHANGES**

The proposed changes to the BVCP Trails map include:

- New proposed trails and new conceptual alignment for proposed trails
- Modifications to proposed trails
- Changes from ‘proposed’ to ‘existing’ to reflect newly constructed trails.
- Removal (deletion) of proposed trails and proposed rerouting / removal of existing trails
- Map corrections

### **New Proposed Trails:**

New proposed trails are highlighted in purple (bubbles and lines). These include upgrades to multi-use paths and proposed connections to trails or other paths identified in the Transportation Master Plan (TMP), West and North Trail Study Area Plans, or the Boulder Reservoir Master Plan.

- Newly identified trails in the North Trail Study Area Plan (2016):
  - Antler Loop – west of Wonderland Lake
  - Wonderland Lake– Designate parallel path on north side of Wonderland Lake
  - North Sky Trail – Foothills Trail connection to Joder Ranch Trail
  - Mahogany Loop – loop on Joder Ranch Trail
  - Connection from Joder Ranch Trail to Buckingham Park
  - Connection from proposed Coyote Trailhead to Joder Ranch Trail
  - Connection from Foothills Trail to Degge / Eagle trails
  - Shale Trail – Boulder Valley Ranch Trailhead to Eagle Trail
  - Wrangler Trail – Hidden Valley Trail to Kelso Road
  - Talon Trail – Boulder Reservoir to Niwot Road
- Boulder Reservoir (2012): conceptual alignment around the west side of the reservoir and a trail along the north side of the reservoir
- Diagonal to IBM – From TMP
- Various small connections added in the Transportation Master Plan Update (2014)
  - Lehigh to Bear Creek Elementary School
  - Hanover – Broadway east to Summit Middle School
  - Dartmouth – Broadway east to Martin Park / Creekside Elementary School
  - Sioux Dr. at EBRC
  - Greenways connection 38<sup>th</sup> St. alignment – north of E Aurora at BCSIS/High Peaks
  - CU east – Discovery to Foothills
  - CU east – Potts field across Boulder Creek
  - CU – Boulder Creek connection to Recreation Center
  - Iris south to Hawthorn (near 22<sup>nd</sup> St.)
  - Utica connection to OSMP north of Wonderland Lake
  - US 36 connection to Vine Pl.

### **Modifications to Proposed Trails:**

Modifications to proposed trails are highlighted in blue and reflect areas where better information about the proposed alignment is available or where alignments have been modified from the previously adopted BVCP Trails Map.

- Trail alignment planned from Airport Rd to Andrus Rd - TMP
- Diagonal – to Pleasantville Fields, Clarified in the TMP
- Anemone Trail – WTSA – conceptual alignment to refined alignment

### **Modifications to Existing Trails:**

Modifications to existing trails occurred in various places on Open Space properties due to flood impacts and reconstruction. These are highlighted in yellow.

### **Constructed Trails (Constructed/Modified):**

Trails that have been constructed since the 2010 update are highlighted in green.

- US36 at Table Mesa east to planning area boundary
- Baseline – Broadway to 36<sup>th</sup> St.
- CU – Cockerell Dr.
- CU – 28<sup>th</sup> St. (Baseline to Colorado)
- CU – Boulder Creek to Arapahoe (near 22<sup>nd</sup> St)
- Arapahoe – Folsom to 30<sup>th</sup> St. north and south side
- Arapahoe – Cherryvale east to Westview Dr. on south and east to 75<sup>th</sup> on north
- Boulder Creek path to 48<sup>th</sup> St. (north of hospital)
- 30<sup>th</sup> – Arapahoe to Walnut
- Walnut – 29<sup>th</sup> -30<sup>th</sup>
- Pearl and 30<sup>th</sup> (NW and SE)
- Pearl – 30<sup>th</sup> to Foothills north side
- Foothills Hwy (west side – Goose Creek path to Valmont
- Valmont Rd. north side at Valmont Park
- Valmont and Airport Rd NW
- Iris Ave and Broadway at Boulder County campus
- Crestview Park
- Fourmile Creek Path – Broadway to Violet
- Fourmile Creek Path – 26<sup>th</sup> to 28<sup>th</sup>
- Arrows removed: Chapman Dr. built; US36 multi-use path built

### **Deletion of Trails:**

Proposed trails that are recommended for removal from the BVCP Trails Map are shown in orange. These reflect TMP or TSA planning processes and adopted plans.

- Airport Rd. to Independence Rd (east of Hayden Lake): 2014 TMP, removed due to difficulty to construct and limited connectivity and need
- Hwy 93 to Greenbriar: 2014 TMP, connection determined not necessary
- Gunbarrel west of 63<sup>rd</sup> Street and Twin Lakes; Gunbarrel Ave north to proposed trail and Spine Rd at Lookout Rd south to proposed trail; 2014 TMP- difficult to construct in drainageway and provides little connectivity.
- 27<sup>th</sup> St./Mapleton to Goose Creek (west of 28<sup>th</sup> St):
- Elmers Twomile creek path connections between Glenwood and Iris: 2014 TMP- difficult to construct due to buildings, not needed

- 28<sup>th</sup> and Iris – connection to Diagonal Hwy: trails reconfigured with Diagonal reconstruction
- Foothills Hwy west side connection to Wonderland Creek: different alignment
- *Southern section of Sunshine Trail – removed in WTSA process*
- Various small connections identified through TMP connections planning (some need to be changed on the North Boulder Subcommunity Plan)
  - Connection Greenbriar to Broadway
  - Table Mesa – Vassar to Broadway
  - Skunk Creek – 27<sup>th</sup> Way to US36 ramp
  - CU Pleasant St. to stadium
  - Mapleton – Goose Creek (west of 30<sup>th</sup> St.)
  - Boulder Junction to RR
  - 28<sup>th</sup> St. west to Wonderland creek path
  - Kalmia to Linden at 23<sup>rd</sup> St.
  - Linden 19<sup>th</sup> to 21<sup>st</sup>
  - 9<sup>th</sup> Street – Iris to Jasmine
  - Poplar – 17<sup>th</sup> to 19<sup>th</sup>
  - 19<sup>th</sup> St. north of Yarmouth to US36

### **Removal of Existing Trails:**

Through the North Trail Study Area Plan sections of the following existing trails are recommended for closure and removal: Old Kiln Trail, Old Mill Trail, Mesa Reservoir Trail, and Degge Trail.

Previously existing trails that have been removed due to flood recovery or that had been identified through planning processes are shown in grey.

### **Map Corrections:**

Map corrections are highlighted in pink, and are trails that are included in the TMP, TSA, or other Planning process, and appear to have been inadvertently left off from the 2010 version of the map.

- Four Pines Trail – exists, not previously shown on map
- West of 71<sup>st</sup> Street by Walden Ponds – exists, not previously shown on map
- East of Twin Lakes - exists, not previously shown on map
- Around Coot Lake - exists, not previously shown on map

### **Potential revisions to the BVCP Trails Map Description**

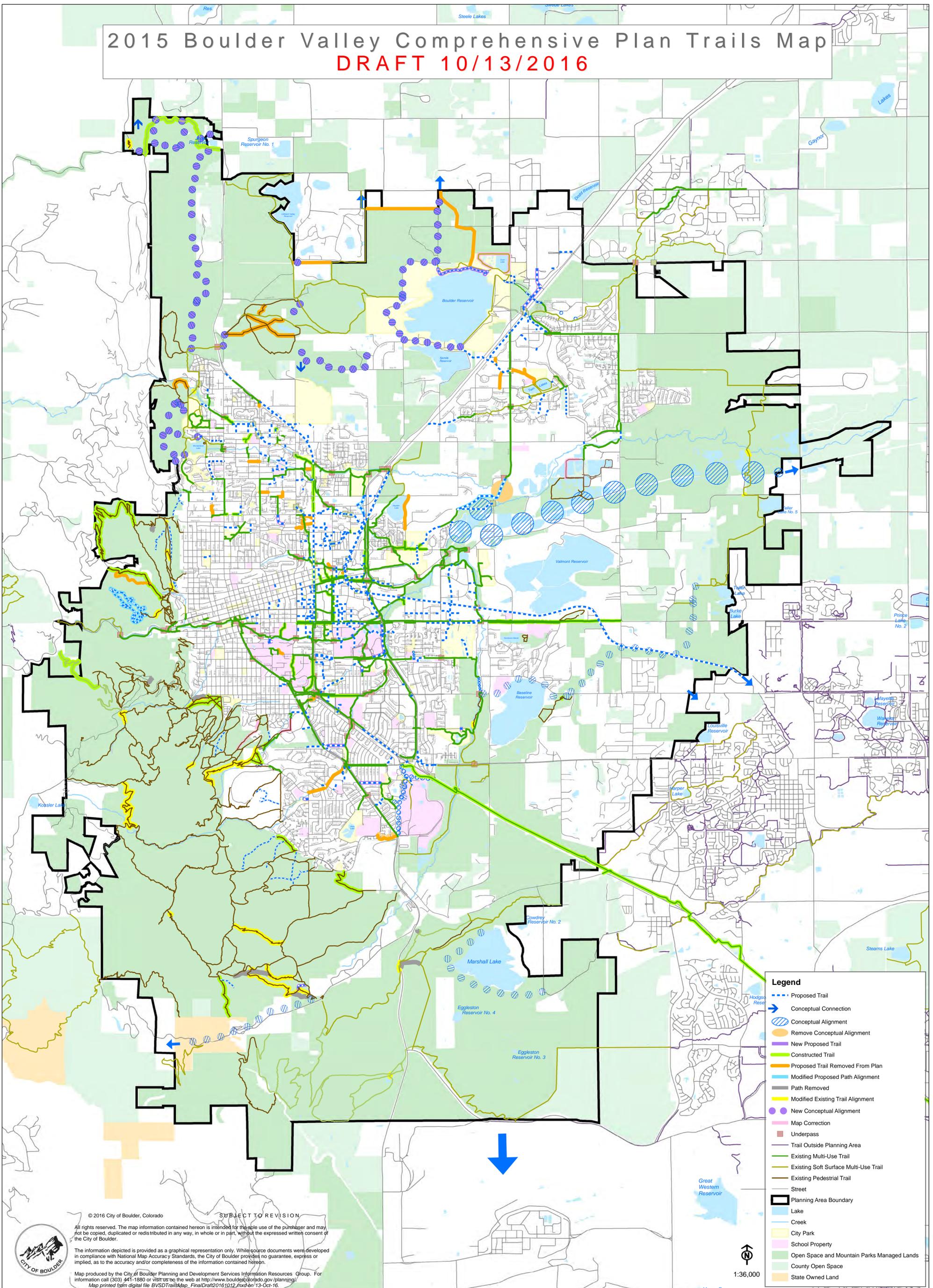
Changes to the implementation section and BVCP Trails Map Description will be proposed in subsequent phases of the BVCP update. Staff anticipates those changes to include clarification of the use of arrows pointing outside of the planning area boundary. This might include language indicating:

“The arrows pointing to the area outside of the BVCP area are meant only to indicate the intention of the city and county to provide a trail in that general area with one end in the BVCP area and another end outside. No specific direction is implied.”

This page is intentionally left blank.

# 2015 Boulder Valley Comprehensive Plan Trails Map

**DRAFT 10/13/2016**



- Legend**
- Proposed Trail
  - Conceptual Connection
  - Conceptual Alignment
  - Remove Conceptual Alignment
  - New Proposed Trail
  - Constructed Trail
  - Proposed Trail Removed From Plan
  - Modified Proposed Path Alignment
  - Path Removed
  - Modified Existing Trail Alignment
  - New Conceptual Alignment
  - Map Correction
  - Underpass
  - Trail Outside Planning Area
  - Existing Multi-Use Trail
  - Existing Soft Surface Multi-Use Trail
  - Existing Pedestrial Trail
  - Street
  - Planning Area Boundary
  - Lake
  - Creek
  - City Park
  - School Property
  - Open Space and Mountain Parks Managed Lands
  - County Open Space
  - State Owned Land

© 2016 City of Boulder, Colorado SUBJECT TO REVISION

All rights reserved. The map information contained herein is intended for the sole use of the purchaser and may not be copied, duplicated or redistributed in any way, in whole or in part, without the expressed written consent of the City of Boulder.

The information depicted is provided as a graphical representation only. While source documents were developed in compliance with National Map Accuracy Standards, the City of Boulder provides no guarantee, express or implied, as to the accuracy and/or completeness of the information contained herein.

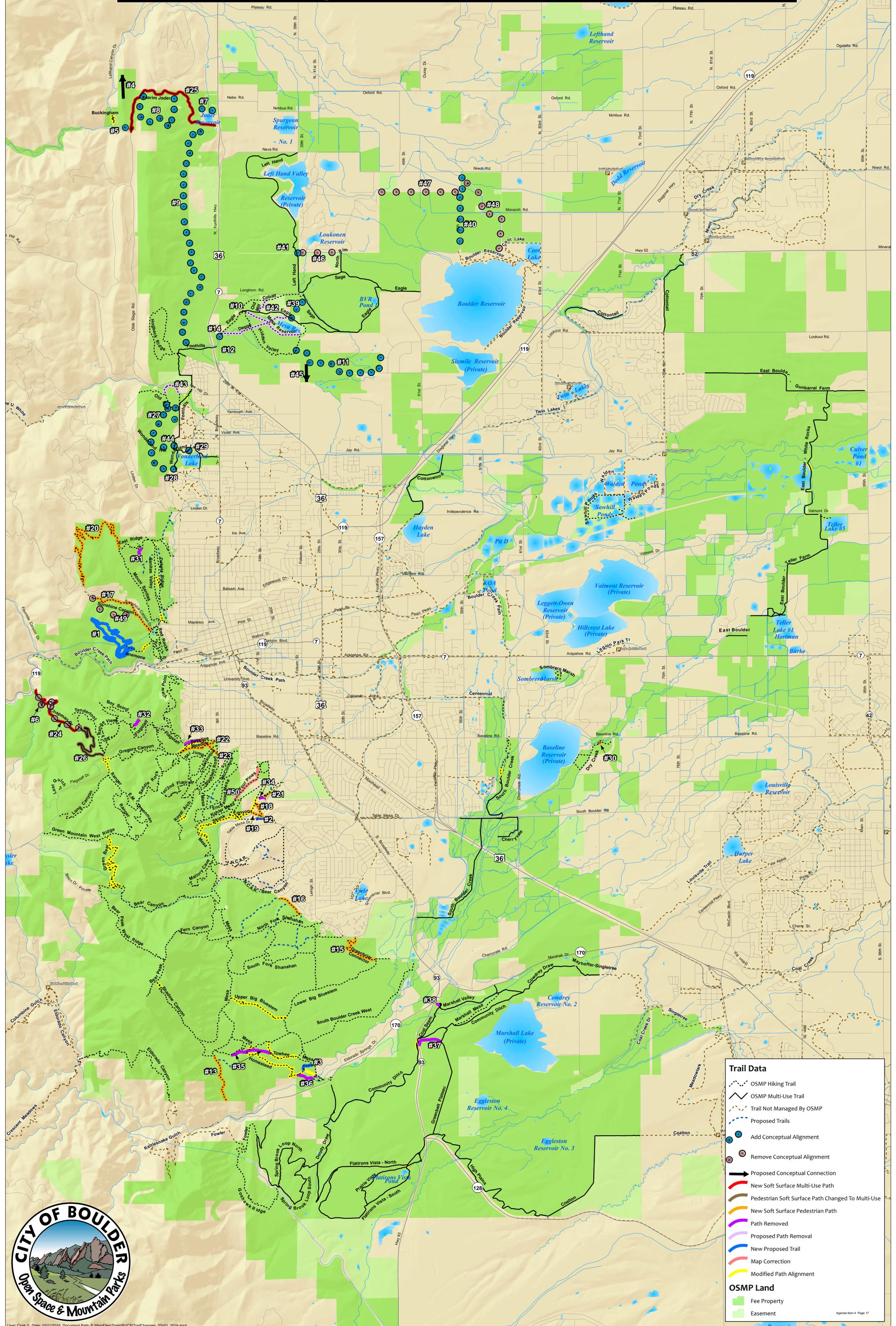
Map produced by the City of Boulder Planning and Development Services Information Resources Group. For information call (303) 441-1880 or visit us on the web at <http://www.bouldercolorado.gov/planning/>. Map printed from digital file BVSDTrailsMap\_FinalDraft20161012.rxd on 13-Oct-16.



1:36,000

This page is intentionally left blank.

# OSMP Trail Changes to Update the 2015 BVCP Trails Map

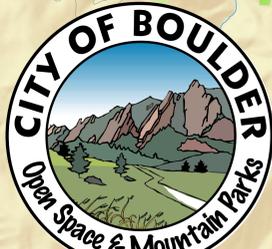


**Trail Data**

- OSMP Hiking Trail
- OSMP Multi-Use Trail
- Trail Not Managed By OSMP
- Proposed Trails
- Add Conceptual Alignment
- Remove Conceptual Alignment
- Proposed Conceptual Connection
- New Soft Surface Multi-Use Path
- Pedestrian Soft Surface Path Changed To Multi-Use
- New Soft Surface Pedestrian Path
- Path Removed
- Proposed Path Removal
- New Proposed Trail
- Map Correction
- Modified Path Alignment

**OSMP Land**

- Fee Property
- Easement





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

**MEETING DATE: Oct. 26, 2016**

**AGENDA TITLE:** Request for Recommendation that City Council renew an Intergovernmental Agreement with Boulder County regarding the Management of Certain Open Space Properties with Joint Fee Ownership.

**PRESENTERS:**

Tracy Winfree, Director, Open Space and Mountain Parks  
Mark Davison, Community Connections and Partnerships Manager  
Abbie Poniatowski, Central Services Manager  
Dan Burke, Real Estate Services Supervisor  
Bethany Collins, Property Agent  
Mark Gershman, Environmental Planning Supervisor

**EXECUTIVE SUMMARY:**

Staff is requesting that the Open Space Board of Trustees (OSBT) recommend City Council's renewal of an intergovernmental agreement (IGA) between Boulder County and the City of Boulder that formally establishes and clarifies management responsibility and authority on properties with a shared fee ownership.

As part of a long-standing partnership to protect Open Space in Boulder County, the City of Boulder Open Space and Mountain Parks Department (OSMP) and Boulder County Parks and Open Space (BCPOS) have made joint property purchases where both agencies share undivided interest in the land. For many years, a variety of formal and informal agreements between the city and county have established management direction and leadership of these jointly owned properties. In 2005 the OSBT recommended and City Council approved an IGA to formalize those agreements to document and clarify management responsibilities. That agreement had a ten-year term, expiring in October of 2015.

**FISCAL IMPACTS:**

The IGA has the beneficial impact of clarifying management responsibilities of the department, thereby providing more certainty for predicting land management costs and integrating them into annual and Capital Improvement Program budgets. Establishing the IGA should result in no significant negative fiscal impacts for the city or the OSMP Department. The renewal of the agreement adds no new management responsibilities for OSMP.

**OTHER IMPACTS:**

Renewing the IGA will affirm a well-established partnership. Both parties have identified that formal documentation and clarification of responsibilities on jointly owned properties are useful and necessary for responsible and efficient land management and community service delivery. The agreement clearly establishes management and financial responsibility as well as regulatory and policy jurisdiction, thereby improving each agencies' ability to respond effectively to community and management concerns.

**PUBLIC FEEDBACK:**

On August 25 BCPOS Committee recommended that the Board of County Commissioners approve the IGA. No committee members opposed the vote, there was on abstention.

On September 14, OSMP staff provided the OSBT with a briefing on the IGA. At that time board members asked clarifying conditions about the origins of joint fee ownership, whether the practice would be used in the future, alternatives to the IGA (e.g., disposal and exchange), the idea and roles of the "Lead Agency", relevance of the IGA provisions to land use review, and changes to the IGA with regard to the Boulder County Comprehensive Plan. The board also discussed the relationships of Lead Agency management plans to conservation easements. This topic is discussed in greater depth in the issues section of this memo.

IGA will then proceed to the City Council and the County Commissioners. This item is being heard at this public meeting, advertised in the *Daily Camera* on Oct. 23, 2016.

**STAFF RECOMMENDATION:**

Open Space and Mountain Parks staff requests that the OSBT recommend City Council's approval of an ordinance to adopt an Intergovernmental Agreement with Boulder County concerning the Management of Certain Open Space and Mountain Parks Properties with Joint Fee Ownership.

Staff further requests that the OSBT recommend that city and county staff develop and City Council approve, a motion for consideration by the City Council and Boulder County Board of Commissioners that would establish prescribed fire, as determined by the lead agency, an approved use in the context of any conservation agreement applicable to the properties subject to the IGA.

**ANALYSIS:**

Boulder County and the City of Boulder have worked together for the protection of open space for nearly 40 years. This partnership has taken many forms including identifying properties of common interest and sharing the cost of acquiring them. Collaboration between the city and county has resulted in significant land protection in the Boulder Valley and beyond.

For a period of time a land acquisition technique used by OSMP and BCPOS for joint acquisitions included agreements where the agencies shared an undivided fee interest in a property. Together the city and county protected about 3,500 acres using this technique (see table below). Unlike other acquisition arrangements under which there is a single owner of the fee interest; the city and county share property ownership under this arrangement. In order to provide for efficient stewardship of these properties, city and county staff members agreed, typically at the time of acquisition, which agency was to be responsible for management. Over time it was found that undocumented staff level agreements were not the most effective or appropriate mechanisms for describing land management responsibilities. The IGA (Attachment A) was established to document and clarify agency jurisdiction on these “joint fee ownership” properties. Exhibit A of Attachment A is a map showing the location of the properties.

<u>City of Boulder Open Space and Mountain Parks Management</u>	<u>Approximate Acreage</u>
Beech/Beech Aircraft.....	1,197
Foothills Business Park.....	70
Superior Associates (Telleen).....	955
<b>Total Approximate Acreage (City Lead) .....</b>	<b>2,222</b>

<u>Boulder County Parks and Open Space Management</u>	<u>Approximate Acreage</u>
Cito Company .....	148
Erin Arsenault (Mayhoffer/Singletree).....	169
IBM – Monarch.....	186
Imel .....	576
Suitts .....	142
Turunjian.....	58
<b>Total Approximate Acreage (County Lead).....</b>	<b>1,279</b>

**Total Approximate Acreage Joint Fee Ownership Properties .....3,501**

Under the terms of the original (2005) IGA, the city and county were required to complete management plans for the properties under their respective management. In 2013, after review and comment by BCPOS staff, the OSBT approved management plans for the Beech and Superior Associates properties. Similarly, the OSMP staff have reviewed and provided comment upon plans for the properties under the county’s management.

Staff has found that the IGA has improved the efficiency of management by formalizing the responsibility and authority of specific properties in a single agency. This has allowed each agency to operate in the familiar context of its own rules, practices, regulations and guiding policies. Agricultural lessees and visitors and have benefited because existing lease conditions and regulations affecting access are managed more simply by a single agency. And even though a single agency has management responsibility and authority, the other party retains an important role in the review of management plans. Furthermore, city and county staff members continue to confer and collaborate on matters of joint interest. The IGA has effectively balanced partner involvement and centralized management authority.

This “lead agency” approach has also been an effective way of resolving differing management approaches on these properties. Although fundamentally aligned in their mission and goals, the two agencies sometimes use different techniques to address specific management issues.

## **ANALYSIS**

### The Priority of Conservation Easements

In their discussion of this item on Sept. 14, 2016, the OSBT expressed concern about the relationship between the Lead Agency’s property management plans and conservation easements on those properties. In Section III. A. the IGA states:

*To the greatest extent possible, the Lead Agency management plan shall be consistent with existing conservation easements.*

Later in the IGA (Section IX) the following language can be found:

*To the extent of any conflict, Lead Agency management plans authorized by this Agreement shall supersede the terms of any conservation agreement applicable to the properties that are the subject of this Agreement.*

This second provision raised questions about the nature of allowable and prohibited management activities contained in the Conservation Easements (CE) affected by the IGA, and an interest in understanding what types of activities could be superseded by the Lead Agency’s management plan. The concern was expressed that the IGA created a situation where some (or all) management provisions of a conservation easement could be eliminated unilaterally by the Lead Agency.

In response, OSMP staff collected the CE agreements<sup>1</sup> and provided them to the OSBT. Staff we reviewed and compiled the management activities specifically allowed and prohibited in each agreement.

<sup>1</sup> The following easements were reviewed and provided to the OSBT: reciprocal easements for each: Erin Arsenault, Cito Company, IBM, Imel, and Turunjian properties; as well as the CE granted by the county to the city on the Superior Associates property

Across the CE's there were ten categories of allowed management activities that can be generally given as:

1. Passive Recreation
2. Agriculture
3. Maintenance of existing roads
4. Maintenance of existing utilities
5. Use of water resources in support of agriculture and for other OS characteristics
6. Use of agrichemicals
7. Restrictions on mineral exploration, development
8. Control of predatory or problem animals causing damage to crops or other property  
(only Erin Arsenault)
9. Relocation of prairie dog to other properties available for use by the city  
(only IMEL)
10. Any use approved by governing bodies of grantor and grantee

There were also ten management prohibitions (in addition to other prohibitions dealing with property encumbrances, and items not directly related to management). These can be generally given as:

1. Actions inconsistent with spirit and purpose of the CE
2. Change or impairment of open space values or agricultural resources\*
3. Uses allowed by zoning but not specifically permitted in the CE\*
4. Uses not expressly permitted by zoning\*
5. Placement of signs or billboards (except as needed for uses permitted) \*
6. Construction, reconstruction, or replacement of structures or development,  
In the case of Erin Arsenault structures are permitted as needed for allowable uses; in other CE's all structures are prohibited
7. Dumping, dredging, filling, stockpiling materials, etc. (no landfills)
8. Setting of any fire except for irrigation ditches and agricultural burns
9. Mining or extraction of mineral, gas, oil, sand, etc.
10. Removal or destruction or cutting of vegetation, use of biocide, disturbance on environment and habitat in any manner except weed control (only Superior Assoc.)

*\* These provisions were not present in the county to city conservation easement for the Superior Associates property.*

Staff, including representatives of the city and county legal staff, agrees that it would not be in the interest of the community if decisions were made either by the city or county to allow some of the that are among those prohibited by the conservation easement, and understand that under the provisions of the IGA, a Lead Agency could develop a management that would allow these activities, and that such a management plan would supersede the provisions of the conservation easement. However, staff also feels that over the past decade there have been sufficient safeguards currently in place to prevent either the city or county from doing this.

Recognizing that situations may change OSBT, city and county open space planning and legal staff members have devised an alternative to bring the IGA into compliance with conservation easements while still keeping the intent and utility of the IGA intact:

Make the following changes:

Section III:

~~To the greatest extent possible, t~~The Lead Agency management plan shall be consistent with existing conservation easements.

and;

Section IX:

This Agreement shall be governed by the laws of the State of Colorado, and venue shall lie in the County of Boulder. To the extent that any local law or ordinance of either Party conflicts with the provisions of a Lead Agency management plan, the local law or ordinance shall not be applied and an exemption in such local law or ordinance shall be in effect. ~~To the extent of any conflict, Lead Agency management plans authorized by this Agreement shall supersede the terms of any conservation agreement applicable to the properties that are the subject of this Agreement, provided however that there shall be no waiver or estoppel of either party's ability to enforce any conservation agreement upon termination of this Agreement, and any period of limitations shall be tolled during the term of this Agreement.~~

This alternative assumes that management plans can be developed that are consistent with existing conservation easements; and that if the conditions of existing conservation easements create challenges for good management, the county and city can work together to amend the agreement. For example, the city or county may wish to use prescribed fire to restore a grassland on one of the properties affected by the IGA. Under the current provisions of the conservation easements, prescribed fire is not allowed. The provisions of the easement would need to be changed by mutual consent. This approach has the advantages of transparency and addresses the primary objection raised by the board. That is, it removes the discretion of the Lead Agency to effectively over rule the terms of conservation easement in a management plan. It also places the responsibility on both agencies to make sure that the terms of the conservation easements and management plans are consistent.

#### Recognition of Prescribed Fire as an Allowable Use

Both city and county staff agree that having a tool to allow prescribed burns on the properties subject to the IGA would be useful and beneficial. Despite the fact that fire, including prescribed fire is listed in each of the conservation easements among the prohibited uses, the conservation easements each provide a means to overcome this situation:

- Each of the conservation easements contains the following statement of an allowable use:  
*“Any use approved by governing bodies of grantor and grantee.”*

- They also each contain the following language as a preamble to the section on prohibited uses:  
*“The following uses and practices are inconsistent with the purposes of this Easement and shall be prohibited upon or within the Property **unless otherwise approved by the governing bodies of the County of Boulder and the City of Boulder**”* [emphasis added]

In light of these provisions, staff is requesting that the OSBT recommend that staff develop a motion for consideration by City Council and the Boulder County Board of Commissioners that would establish prescribed fire as an approved use in the context of any conservation agreement applicable to the properties subject to the IGA.

#### Inability of IGA to modify Ordinances

During their review of the IGA with regards to the issue of consistency with conservation easements, legal staff from the city and county also noted that the language contained in the previous portion of the Section IX needed to be removed. This section shown in strikeout text below, states that when laws and ordinances of the local jurisdiction conflict between with those of the Lead Agency, the law or ordinance of the local jurisdiction “shall not be applied and an exemption in such local law or ordinance shall be in effect”. Attorneys from the city and county have advised removal of this section because, in order to make an exemption to an ordinance, the ordinance itself must be modified by the governing body and that an exemption cannot be made through the IGA. Legal staff further advised that the language in Section III subsection A “The rules, regulations, policies, and plans of the Lead Agency, as the Lead Agency is identified in Exhibit A shall apply to each open space property jointly owned by the Parties.” is sufficient to establish the intent of the city and county with regards to establishing that the lead agency’s rules apply.

#### Section IX:

This Agreement shall be governed by the laws of the State of Colorado, and venue shall lie in the County of Boulder. ~~To the extent that any local law or ordinance of either Party conflicts with the provisions of a Lead Agency management plan, the local law or ordinance shall not be applied and an exemption in such local law or ordinance shall be in effect.~~

Other Changes to the IGA

Attachment A shows the changes made to the 2005 IGA. Included are minor changes such as corrections of a property name used by BCPOS, the alphabetization of property names lists, a phrase added for clarification, and the removal of accidentally duplicated language. The more significant changes are:

- The addition of a recital expressing the interest of the OSMP and POS to modify the Boulder Valley Comprehensive Plan to include a focus on a wider selection of ecological designations from the Environmental Resources Element of the Boulder County Comprehensive Plan as ways to protect and restore significant native ecosystems.
- The deletion of a recital dealing with exchange of reciprocal conservation easements. Staff determined that this recital was unrelated to the purpose of the IGA. OSMP and BCPOS staff continue to work to ensure that the conditions and requirements of existing agreements are appropriately carried out.
- Updating language to reflect the current status of management plans for the subject properties and adding text clarifying that there is an expectation that the lead agency will include consider the other agency's comments on management plans
- Extending the term of the IGA from ten to twenty years.

Submitted by:

  
\_\_\_\_\_  
Tracy Winfree, Director

  
\_\_\_\_\_  
Mark Davison, Community Connections and Partnerships Manager

  
\_\_\_\_\_  
Mark Gershman, Environmental Planner

**ATTACHMENTS:**

- **Attachment A:** Boulder County and City of Boulder Jointly Owned Open Space Management Intergovernmental Agreement
  - Redline version showing changes from IGA approved in 2005
  - “Clean” version
- **Attachment B:** Exhibit A to IGA—Map showing lead agency for properties with joint fee ownership

**BOULDER COUNTY AND CITY OF BOULDER JOINTLY OWNED OPEN SPACE MANAGEMENT INTERGOVERNMENTAL AGREEMENT**

**THIS INTERGOVERNMENTAL AGREEMENT** (“Agreement”) by and between the City of Boulder, a Colorado home-rule municipal corporation (the “City”) and the County of Boulder, a body corporate and politic of the State of Colorado (the “County”) (collectively the “Parties”) is made and entered into on this \_\_\_ day of \_\_\_\_\_, ~~2005~~2016.

**WITNESSETH**

WHEREAS, pursuant to §§ 29-1-203 and 30-11-410, C.R.S. as amended, local governments may cooperate or contract with one another to provide any function or service lawfully authorized to each of the cooperating or contracting units when such agreements are authorized by each Party to the agreement with the approval of the governing body and are encouraged to cooperate to promulgate regulations regarding the use and provision of regulatory enforcement for land within their respective ownerships and jurisdictions; and

WHEREAS, the Parties jointly own certain open space properties identified in Exhibit A attached hereto and incorporated herein by reference (“the Properties”) and as legally described in Exhibit B attached hereto and incorporated herein by reference, and agree that it is in the best interest of the Parties and the citizens of the City and the County to further clarify their responsibilities with respect to management of the Properties; and

WHEREAS, the Parties intend to improve management of jointly owned open space by identifying a lead agency (“Lead Agency”) for each of the Properties and to provide that the Lead Agency’s rules, regulations, policies and plans shall control for those Properties to which it has been entrusted with management authority. The Lead Agency shall be either the City of Boulder’s Open Space & Mountain Parks Department (“OSMTOSMP”) or Boulder County’s Parks & Open Space Department (“BCPOS”); and

WHEREAS, the Parties wish to affirm their existing and successful management relationship on jointly owned properties; ~~and~~

WHEREAS, the parties seek improved alignment in their vision of ecological conservation and are examining updates to the Boulder Valley Comprehensive plan that would protect and restore significant native ecosystems by including an emphasis on county species of special concern, critical wildlife habitats/migration corridors, environmental conservation areas, high biodiversity areas, rare plant areas, and significant natural communities as described in the Environmental Resources Element of the Boulder County Comprehensive Plan; and

WHEREAS, to the extent of any conflict, this Agreement shall replace the conditions of all previous agreements between the Parties relating to the identification of a lead land management entity and the handling of property management and management expenses or revenues, as well as regulatory or policy jurisdiction, such as

purchase agreements, management plans and/or conservation easements for the following properties:

- Beech/Beech Aircraft
- Beech Aircraft (aka Beech)
- Foothill Business Park (aka Beech)
- Superior Associates (aka Telleen)
- Arsenault (aka Mayhoffer/Singletree)
- Cito Company
- Erin Arsenault (aka Mayhoffer/Singletree)
- Foothills Business Park
- IBM (aka IBM-Monarch)
- Imel
- Suitts (aka Suitts North)
- Superior Associates (aka Telleen); and
- Turunjian
- IBM (aka IBM Monarch); and

~~WHEREAS, the Parties have previously agreed to convert their separate interests in the Beech and Suitts properties into undivided fee ownership with mutual conservation easements.~~

**NOW THEREFORE**, in consideration of the above recitals and the mutual covenants and commitments herein, the Parties agree as follows:

**I. Properties**

The Properties shown on Exhibit A shall be managed in accordance with the terms and conditions of this Agreement. The Lead Agency for each of the Properties shall be as indicated on Exhibit A and set forth below:

<u>City of Boulder Open Space and Mountain Parks Management</u>	<u>Approximate Acreage</u>
Beech/Beech Aircraft.....	1,197
Foothills Business Park.....	70
Superior Associates (Telleen).....	955
<b>Total Approximate Acreage (City Lead .....</b>	<b>2,222</b>

<u>Boulder County Parks and Open Space Management</u>	<u>Approximate Acreage</u>
Cito Company .....	148
<u>Erin</u> Arsenault (Mayhoffer/Singletree).....	169
IBM – Monarch.....	186
Imel .....	576
Suitts .....	142
Turunjian.....	58

**Total Approximate Acreage (County Lead).....1,279**

**Total Approximate Acreage Joint Fee Ownership Properties .....3,501**

## **II. Property Use**

Use of the Properties shall be consistent with the purpose of existing acquisition agreements and in accordance with an approved management plan for each of the Properties.

## **III. Property Management**

### **A. Rules, Regulations, Policies, and Plans**

The rules, regulations, policies, and plans of the Lead Agency, as the Lead Agency is identified in Exhibit A shall apply to each open space property jointly owned by the Parties. Notwithstanding the designation of a Lead Agency, the Parties shall retain their respective rights and responsibilities of land use review as otherwise provided by law. ~~To the greatest extent possible, the~~ The Lead Agency management plan shall be consistent with existing conservation easements. In addition, neither Party shall accept any grant or other approval that encumbers or obligates the property unless it first obtains the written consent of the other Party.

### **B. Property Management Plan**

A plan describing the ecological, agricultural and recreational management of the Properties ~~shall be~~ has been created and approved ~~pursuant to the by~~ appropriate ~~approval process~~ staff for each of the Properties by the respective Lead Agency ~~no later than January 1, 2008~~. The Party that is not the Lead Agency for any individual Property shall be provided with notice as to any subsequent draft management plan and the opportunity to comment upon the draft before such plan is finalized, ~~and shall give good-faith consideration to the other Agency's comments~~. A Lead Agency ~~Party~~ may amend a management plan, provided that it shall first allow an opportunity for comment and consultation to the other party, ~~and shall give good-faith considerations~~ consideration to the other ~~agency's concerns~~ Party's comments.

### **C. Management Costs**

Property management expenses, including but not limited to maintenance and capital improvement costs, if any, shall be the responsibility of the Lead Agency. The Lead Agency will be entitled to the fees and revenues generated from all activities on Properties under its management, including but not limited to agricultural leases.

Meetings between the Parties may be held from time to time to discuss property improvements and funding needs. The cost of major property improvements shall be shared to the degree and in the amount agreed to in separate written agreements between the Parties.

In the event of any flood, fire or wind damage, or other catastrophic event on any Property, expenses or costs of restoration of the Property will be evaluated on a situation by situation basis and the Parties will meet to explore efficiencies and determine the appropriate, timely and mutually acceptable resolution.

**D. Enforcement**

Patrol and enforcement of rules, regulations, policies and plans shall be the responsibility of the Lead Agency or its assigns.

**IV. NOTICE**

Any notice sent from one Party to another pursuant to this Agreement shall be in writing and addressed as follows:

To Boulder County:                      Director of Parks and Open Space Department  
Boulder County  
P.O. Box 471  
Boulder, CO 80306

With a Copy to:                          Boulder County Attorney  
P.O. Box 471  
Boulder, CO 80306

To the City:                                Boulder City Manager  
P.O. Box 791  
Boulder, CO 80306

With a copy to:                          Boulder City Attorney  
P.O. Box 791  
Boulder, CO 80306

**V. LIABILITY**

Subject to the provisions of the Colorado Governmental Immunity Act, each Party assumes liability for injury to person and damage to property arising out of its occupancy and maintenance of the sites. Nothing contained in this Agreement shall constitute any waiver by the City or the County of the provisions of the Colorado Governmental Immunity Act or any other immunity or defense provided by statute or common law.

The City and the County certify that they are self-insured for property and general liability coverage's including errors and omissions to the limits set forth in the Colorado Governmental Immunity Act.

Each Party agrees to notify the other of any defects or potential defects, dangerous conditions or potential dangerous conditions, claims or potential claims from damage or injury that come to its attention in connection with its usage. Within fifteen (15) days after any litigation commenced against either Party that contains allegations against the other, the Parties will meet to explore efficiencies and determine the course of action in providing a defense, including, but not limited to, the potential for a joint defense.

The Lead Agency shall be solely responsible for any costs or liabilities arising out of environmental conditions (such as hazardous waste contamination) that have been created or exacerbated by the conduct of the lead agency.

## **VI. AMENDMENTS**

This Agreement contains the entire agreement of the Parties and any amendment may take place only upon the approval adopted by the governing body of each of the Parties after notice and hearing as required by law, other than those management plan amendments delegated to staff in Section III. B.

## **VII. SEVERABILITY**

If any portion of this Agreement is held by a court of competent jurisdiction to be unenforceable as to any Party, the entire Agreement shall be terminated, it being the understanding and intent of the Parties that every portion of the Agreement is essential to and not severable from the remainder.

## **VIII. BENEFICIARIES**

The Parties, in their corporate and representative governmental capacities, are the only entities intended to be the beneficiaries of the Agreement and no other person or entity is so intended or may bring any action, including a derivative action, to enforce the Agreement.

## **IX. GOVERNING LAW AND VENUE**

This Agreement shall be governed by the laws of the State of Colorado, and venue shall lie in the County of Boulder. ~~To the extent that any local law or ordinance of either Party conflicts with the provisions of a Lead Agency management plan, the local law or ordinance shall not be applied and an exemption in such local law or ordinance shall be in effect. To the extent of any conflict, Lead Agency management plans authorized by this Agreement shall supersede the terms of any conservation agreement applicable to the properties that are the subject of this Agreement, provided however that there shall be no waiver or estoppel of either party's ability to enforce any conservation agreement upon termination of this Agreement, and any period of limitations shall be tolled during the term of this Agreement.~~

## **X. WAIVER OF BREACH**

A waiver by any Party of the breach of any term or provision of this Agreement shall not operate to be construed as a waiver of any subsequent breach by either Party.

**XI. AGREEMENTS**

Nothing in this Agreement shall affect any other agreements between the City and the County now in effect but shall replace, void, and supersede any and all existing or former joint maintenance language, management delegation, management expenses, and lease revenues contained in the specific purchase agreements and conservation easements for those properties listed in Paragraph I of this Agreement.

**XII. TERM AND EFFECTIVE DATE.**

This Agreement shall become effective upon the date set forth above after signature of an authorized representative of the governing bodies of each of the Parties. The term of this Agreement shall be twenty years from its effective date. The Agreement may be renewed or terminated only upon the mutual written agreement of the Parties.

**WHEREFORE**, the Parties have entered into the foregoing Agreement to be effective on the date first above written.

CITY OF BOULDER,

a Colorado home rule City

By: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_

Jane S. Brautigam, City Manager

Attest:

\_\_\_\_\_  
City Clerk ~~on behalf of the Director~~  
~~Of Finance and Record~~

Approved as to ~~Form~~ form:

\_\_\_\_\_

\_\_\_\_\_  
City ~~Attorney's Office~~ Attorney

Date: \_\_\_\_\_  
\_\_\_\_\_

COUNTY OF BOULDER

Board of County Commissioners

\_\_\_\_\_  
Chair

| ATTEST:

\_\_\_\_\_  
Clerk to the Board

Approved as to Form:

| \_\_\_\_\_  
[H. Lawrence Hoyt](#)  
[Ben Pearlman](#)  
County Attorney

| Date: \_\_\_\_\_

EXHIBIT A

~~Map showing each of the Properties and shaded to reflect the Lead Agency.~~

## **EXHIBIT B**

### Legal Descriptions of the Properties

Beech

Beech Aircraft (aka Beech)

Foothill Business Park (aka Beech)

~~Superior Associates (aka Telleen)~~

Arsenault (aka Mayhoffer/Singletree)

Cito Company

Erin Arsenault (aka Mayhoffer/Singletree)

Foothills Business Park

IBM (aka IBM-Monarch)

Imel

Suits (aka Suits North)

Superior Associates (aka Telleen)

Turunjian

~~IBM (aka IBM-Monarch)~~

This page is intentionally left blank.

**BOULDER COUNTY AND CITY OF BOULDER JOINTLY OWNED OPEN SPACE MANAGEMENT INTERGOVERNMENTAL AGREEMENT**

**THIS INTERGOVERNMENTAL AGREEMENT** (“Agreement”) by and between the City of Boulder, a Colorado home-rule municipal corporation (the “City”) and the County of Boulder, a body corporate and politic of the State of Colorado (the “County”) (collectively the “Parties”) is made and entered into on this \_\_\_ day of \_\_\_\_\_, 2016.

**WITNESSETH**

WHEREAS, pursuant to §§ 29-1-203 and 30-11-410, C.R.S. as amended, local governments may cooperate or contract with one another to provide any function or service lawfully authorized to each of the cooperating or contracting units when such agreements are authorized by each Party to the agreement with the approval of the governing body and are encouraged to cooperate to promulgate regulations regarding the use and provision of regulatory enforcement for land within their respective ownerships and jurisdictions; and

WHEREAS, the Parties jointly own certain open space properties identified in Exhibit A attached hereto and incorporated herein by reference (“the Properties”) and as legally described in Exhibit B attached hereto and incorporated herein by reference, and agree that it is in the best interest of the Parties and the citizens of the City and the County to further clarify their responsibilities with respect to management of the Properties; and

WHEREAS, the Parties intend to improve management of jointly owned open space by identifying a lead agency (“Lead Agency”) for each of the Properties and to provide that the Lead Agency’s rules, regulations, policies and plans shall control for those Properties to which it has been entrusted with management authority. The Lead Agency shall be either the City of Boulder’s Open Space & Mountain Parks Department (“OSMP”) or Boulder County’s Parks & Open Space Department (“BCPOS”); and

WHEREAS, the Parties wish to affirm their existing and successful management relationship on jointly owned properties;

WHEREAS, the parties seek improved alignment in their vision of ecological conservation and are examining updates to the Boulder Valley Comprehensive plan that would protect and restore significant native ecosystems by including an emphasis on county species of special concern, critical wildlife habitats/migration corridors, environmental conservation areas, high biodiversity areas, rare plant areas, and significant natural communities as described in the Environmental Resources Element of the Boulder County Comprehensive Plan; and

WHEREAS, to the extent of any conflict, this Agreement shall replace the conditions of all previous agreements between the Parties relating to the identification of a lead land management entity and the handling of property management and management expenses or revenues, as well as regulatory or policy jurisdiction, such as

purchase agreements, management plans and/or conservation easements for the following properties:

- Beech/Beech Aircraft
- Cito Company
- Erin Arsenault (aka Mayhoffer/Singletree)
- Foothills Business Park
- IBM (aka IBM-Monarch)
- Imel
- Suitts (aka Suitts North)
- Superior Associates (aka Telleen); and
- Turunjian

**NOW THEREFORE**, in consideration of the above recitals and the mutual covenants and commitments herein, the Parties agree as follows:

**I. Properties**

The Properties shown on Exhibit A shall be managed in accordance with the terms and conditions of this Agreement. The Lead Agency for each of the Properties shall be as indicated on Exhibit A and set forth below:

<u>City of Boulder Open Space and Mountain Parks Management</u>	<u>Approximate Acreage</u>
Beech/Beech Aircraft.....	1,197
Foothills Business Park.....	70
Superior Associates (Telleen).....	955
<b>Total Approximate Acreage (City Lead) .....</b>	<b>2,222</b>

<u>Boulder County Parks and Open Space Management</u>	<u>Approximate Acreage</u>
Cito Company .....	148
Erin Arsenault (Mayhoffer/Singletree).....	169
IBM – Monarch.....	186
Imel .....	576
Suitts .....	142
Turunjian.....	58
<b>Total Approximate Acreage (County Lead).....</b>	<b>1,279</b>
<b>Total Approximate Acreage Joint Fee Ownership Properties .....</b>	<b>3,501</b>

## **II. Property Use**

Use of the Properties shall be consistent with the purpose of existing acquisition agreements and in accordance with an approved management plan for each of the Properties.

## **III. Property Management**

### **A. Rules, Regulations, Policies, and Plans**

The rules, regulations, policies, and plans of the Lead Agency, as the Lead Agency is identified in Exhibit A shall apply to each open space property jointly owned by the Parties. Notwithstanding the designation of a Lead Agency, the Parties shall retain their respective rights and responsibilities of land use review as otherwise provided by law. The Lead Agency management plan shall be consistent with existing conservation easements. In addition, neither Party shall accept any grant or other approval that encumbers or obligates the property unless it first obtains the written consent of the other Party.

### **B. Property Management Plan**

A plan describing the ecological, agricultural and recreational management of the Properties has been created and approved by appropriate staff for each of the Properties by the respective Lead Agency. The Party that is not the Lead Agency for any individual Property shall be provided with notice as to any subsequent draft management plan and the opportunity to comment upon the draft before such plan is finalized, and shall give good-faith consideration to the other Agency's comments. A Lead Agency may amend a management plan, provided that it shall first allow an opportunity for comment and consultation to the other party, and shall give good-faith consideration to the other Party's comments.

### **C. Management Costs**

Property management expenses, including but not limited to maintenance and capital improvement costs, if any, shall be the responsibility of the Lead Agency. The Lead Agency will be entitled to the fees and revenues generated from all activities on Properties under its management, including but not limited to agricultural leases.

Meetings between the Parties may be held from time to time to discuss property improvements and funding needs. The cost of major property improvements shall be shared to the degree and in the amount agreed to in separate written agreements between the Parties.

In the event of any flood, fire or wind damage, or other catastrophic event on any Property, expenses or costs of restoration of the Property will be evaluated on a situation by situation basis and the Parties will meet to explore efficiencies and determine the appropriate, timely and mutually acceptable resolution.

### **D. Enforcement**



## **VI. AMENDMENTS**

This Agreement contains the entire agreement of the Parties and any amendment may take place only upon the approval adopted by the governing body of each of the Parties after notice and hearing as required by law, other than those management plan amendments delegated to staff in Section III. B.

## **VII. SEVERABILITY**

If any portion of this Agreement is held by a court of competent jurisdiction to be unenforceable as to any Party, the entire Agreement shall be terminated, it being the understanding and intent of the Parties that every portion of the Agreement is essential to and not severable from the remainder.

## **VIII. BENEFICIARIES**

The Parties, in their corporate and representative governmental capacities, are the only entities intended to be the beneficiaries of the Agreement and no other person or entity is so intended or may bring any action, including a derivative action, to enforce the Agreement.

## **IX. GOVERNING LAW AND VENUE**

This Agreement shall be governed by the laws of the State of Colorado, and venue shall lie in the County of Boulder.

## **X. WAIVER OF BREACH**

A waiver by any Party of the breach of any term or provision of this Agreement shall not operate to be construed as a waiver of any subsequent breach by either Party.

## **XI. AGREEMENTS**

Nothing in this Agreement shall affect any other agreements between the City and the County now in effect but shall replace, void, and supersede any and all existing or former joint maintenance language, management delegation, management expenses, and lease revenues contained in the specific purchase agreements and conservation easements for those properties listed in Paragraph I of this Agreement.

## **XII. TERM AND EFFECTIVE DATE.**

This Agreement shall become effective upon the date set forth above after signature of an authorized representative of the governing bodies of each of the Parties. The term of this Agreement shall be twenty years from its effective date. The Agreement may be renewed or terminated only upon the mutual written agreement of the Parties.

**WHEREFORE**, the Parties have entered into the foregoing Agreement to be effective on the date first above written.

CITY OF BOULDER,  
a Colorado home rule City

By: \_\_\_\_\_  
Jane S. Brautigam, City Manager

Attest:

\_\_\_\_\_  
City Clerk

Approved as to form:

\_\_\_\_\_  
City Attorney

COUNTY OF BOULDER

Board of County Commissioners

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Clerk to the Board

Approved as to Form:

\_\_\_\_\_  
Ben Pearlman  
County Attorney

Date:

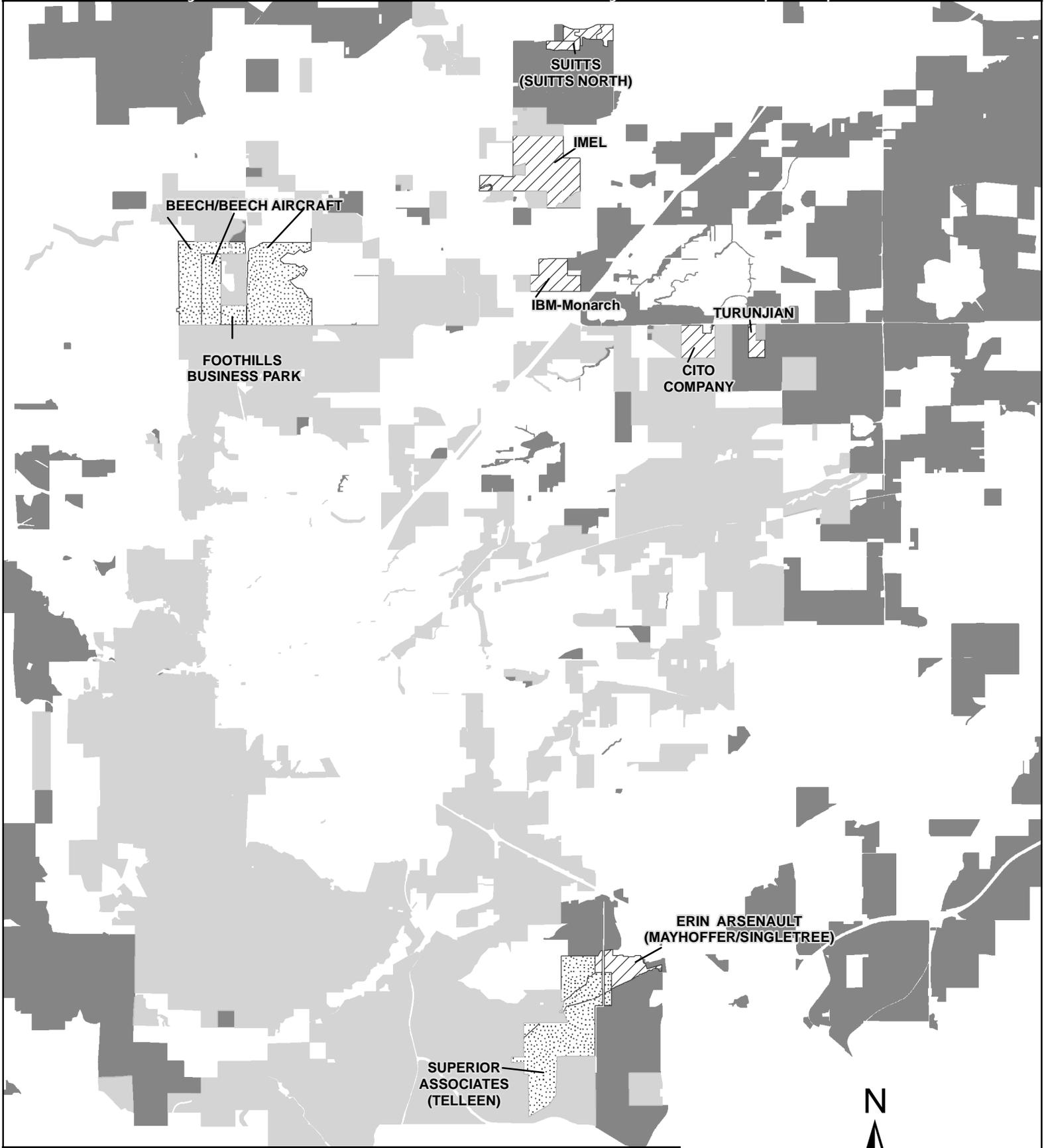
**EXHIBIT B**

Legal Descriptions of the Properties

Beech/Beech Aircraft  
Cito Company  
Erin Arsenault (aka Mayhoffer/Singletree)  
Foothills Business Park  
IBM (aka IBM-Monarch)  
Imel  
Suitts (aka Suitts North)  
Superior Associates (aka Telleen)  
Turunjian

This page is intentionally left blank.

EXHIBIT A: Management of Joint Fee Ownership  
City of Boulder OSMP and Boulder County Parks and Open Space



**Management of Joint Fee Ownership**

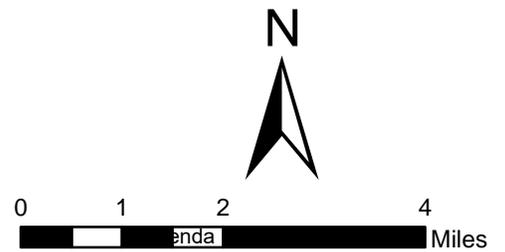
**Other City and County Open Space**

 City of Boulder Open Space & Mountain Parks

 City of Boulder OSMP

 Boulder County Parks & Open Space

 Boulder County Parks and Open Space





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

**MEETING DATE: Oct. 26, 2016**

**AGENDA TITLE:** Request for a recommendation to approve the purchase of approximately 49 acres of land, associated agricultural outbuildings and appurtenant mineral and water rights, including a quarter share of Cottonwood Ditch, located at a portion of 1538 North 75<sup>th</sup> St. and 7770 Arapahoe Rd. from Michael Patrick Ryan and the Charlene Rosenblatt Trust dated Jan. 26, 2015 for \$1,750,000 for Open Space and Mountain Parks purposes. An additional expenditure of up to \$152,000 is being requested for immediate needs.

**PRESENTER/S**

Tracy Winfree, Director, Open Space and Mountain Parks  
Dan Burke, Real Estate Supervisor  
Luke McKay, Property Agent

**EXECUTIVE SUMMARY**

The Ryan & Rosenblatt property is approximately 49 acres, located south of Arapahoe Road and east of 75th Street, and is situated between existing city Open Space properties to the north and the south (see Attachments A and B). The 49 acres that the city is acquiring as Open Space is part of a larger approximately 94-acre property consisting of four parcels owned by Michael Patrick Ryan and the Charlene Rosenblatt Trust (see Attachment C). The purchase price is \$1,750,000<sup>1</sup> which includes the water and mineral rights appurtenant to the property, including a quarter share of Cottonwood Ditch, and the property's agricultural outbuildings.

The property will remain closed to the public until resource assessment and management recommendations are developed during Open Space and Mountain Parks' (OSMP) property integration process. During this time, OSMP staff will evaluate the resource

---

<sup>1</sup>The entire 94-acre property is currently listed for \$6,990,000 and has been on the market at this price since early 2015. The city's purchase price of \$1,750,000 for the 49 acres was determined through negotiations between OSMP real estate staff and the sellers' broker in early 2016 and was based on comparable sales of large acreage properties in the area. Prior to the city signing the purchase contract, OSMP real estate staff ordered an appraisal which confirmed that the purchase price did not exceed the fair market value of the undeveloped 49 acres. Therefore, based on both internal and external market analysis, OSMP is confident the purchase price is within the range of the market data available for comparable properties. For the purpose of future negotiations, OSMP is careful about providing specific details regarding the valuation of potential Open Space acquisitions.

management and infrastructure needs of the property. In the interim, the property will be managed according to best practices and consistent with adjacent and comparable OSMP lands to conserve its resource values. According to the city's purchase contract, the sellers have the option to lease back the agricultural portions of the property for hay production for a period of up to five years. Should the sellers elect to exercise the lease back option prior to closing, the property integration process may not be completed until the termination of that lease.

OSMP staff believes the acquisition of this property meets the following City of Boulder Charter purposes:

- *Preservation of water resources in their natural or traditional state, scenic areas or vistas, wildlife habitats, or fragile ecosystems.*
  - The Dry Creek and the Dry Creek Davidson Ditch corridors, two spring fed ponds, and the surrounding riparian areas provide high quality and diverse habitats. This acquisition enhances OSMP's ability to conserve and restore these valuable habitats by adding significant acreage contiguous to other OSMP properties. In addition, the property is highly visible from both 75<sup>th</sup> Street and Arapahoe Road and is adjacent to other Open Space properties—preserving it will further protect the surrounding viewshed and aesthetic and scenic values in the area.
- *Preservation of agricultural uses and land suitable for agricultural production.*
  - The property consists of gently sloping and well-draining sandy and clay loam soils which are well suited for irrigated and dryland crops as well as for pasture.
- *Preservation of land for passive recreational use, such as hiking, photography or nature studies, and, if specifically designated, bicycling, horseback riding, or fishing.*
  - The property has the potential to provide a critical link for a conceptual east-west trail alignment connecting the Bobolink Trailhead with the Teller Farm South Open Space property as shown on the *Boulder Valley Comprehensive Plan* (BVCP) Trails Map.<sup>2</sup>
- *Utilization of land for shaping the development of the city, limiting urban sprawl, and disciplining growth.*
  - The property is considered a priority for preservation within two of the existing plans guiding OSMP's acquisition strategy. It is located within the BVCP Acquisition Area in the Open Space Board of Trustees (OSBT)

---

<sup>2</sup>Boulder County and City of Boulder, *The Boulder Valley Comprehensive Plan* (2010), <https://www-static.bouldercolorado.gov/docs/boulder-valley-comprehensive-plan-2010-1-201410091122.pdf>, 98.

approved *Open Space and Mountain Parks Acquisition Update: 2013-2019* (see Attachment D), as well as the Area III (Rural Preservation Area) in the BVCP.

- *Preservation of land for its aesthetic value and its contribution to the quality of life of the community.*
  - The property is highly visible from 75<sup>th</sup> Street and is adjacent to other Open Space properties—preserving it will further protect the surrounding viewshed and aesthetic and scenic values in the area.
  
- *Utilization of land to prevent encroachment on floodplains.*
  - OSMP’s acquisition reduces the potential for future residential development on the property and preserves the Dry Creek floodplain from encroachment.

**STAFF RECOMMENDATION:** Staff requests the Open Space Board of Trustees recommend that the Boulder City Council approve the purchase of approximately 49 acres of land, associated agricultural outbuildings, and appurtenant mineral and water rights, including a quarter share of Cottonwood Ditch, located at a portion of 1538 North 75<sup>th</sup> St. and 7770 Arapahoe Rd. from Michael Patrick Ryan and the Charlene Rosenblatt Trust dated Jan. 26, 2015 for \$1,750,000 for Open Space and Mountain Parks purposes, as well as an additional expenditure of up to \$152,000 for immediate needs.<sup>3</sup>

### **COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS**

- **Environmental:** OSMP is a significant community-supported program that is recognized worldwide as a leader in preservation of open space lands contributing to the environmental sustainability goal of the City Council. The city’s acquisition of the Ryan & Rosenblatt property, and its integration into OSMP’s land and resource management and visitor service programs, help preserve, protect and enhance the values of the city’s Open Space system.
- **Economic:** OSMP contributes to the economic vitality goal of the city as it provides the context for the diverse and vibrant economic system that sustains services for residents. Acquiring properties such as the Ryan & Rosenblatt property for Open Space supports the city’s quality of life which attracts visitors and helps businesses recruit and retain quality employees.
- **Social:** Because OSMP lands, facilities and programs are equally accessible to all members of the community, they help to support the city's community sustainability goal because all residents "who live in Boulder can feel a part of and thrive in" this aspect of their community.

---

<sup>3</sup>OSMP staff may also request that City Council approves an agricultural lease with the sellers for a term not to exceed five years. Please note that agricultural leases for crop or grazing purposes for a term of five years or less do not require OSBT approval but any lease for a term of three years or more requires City Council approval (see Charter Sections 171(a) and 177 and BRC 2-2-8(a) respectively).

## **OTHER IMPACTS**

- Fiscal – The purchase price for the Ryan & Rosenblatt property is \$1,750,000 payable at the time of closing. Authorization for an additional expenditure of up to \$152,000 is being requested for immediate property stabilization and management needs. These needs include the removal of invasive species such as Russian olive (*Elaeagnus angustifolia*) and crack willow (*Salix fragilis*) from the property’s riparian areas and the planting of native vegetation in these areas, an assessment of Dry Creek’s morphology and the drafting of a restoration plan, perimeter and agricultural fencing, replacement of the crossing over the Dry Creek Davidson Ditch, an assessment of the property’s agricultural outbuildings, and a cultural resource survey. There are sufficient funds in the Open Space Fund within the Real Estate budget appropriation for this acquisition and related needs—a Cash Flow Projection is attached (Attachment E).
- Staff time - This acquisition is part of the normal 2016 work plan for the OSMP Real Estate Workgroup.

## **PUBLIC COMMENT AND PROCESS**

This item is being heard as part of this public meeting advertised in the *Daily Camera* on Oct. 23, 2016.

## **ANALYSIS**

The approximately 49-acre Ryan & Rosenblatt property consists of gently sloping and well-draining sandy and clay loam soils, two spring fed ponds, over 6,000 feet of frontage along Dry Creek, frontage along the Dry Creek Davidson Ditch, and four small agricultural outbuildings. The property’s soils are well suited for irrigated and dryland crops as well as for pasture, and the ponds and riparian areas along and including Dry Creek and the Dry Creek Davidson Ditch support a diverse suite of habitats and species. This includes habitats suitable for the federally threatened Preble’s meadow jumping mouse (*Zapus hudsonius preblei*), the state-threatened northern leopard frog (*Rana pipiens*), and state-threatened and native fishes such as the plains topminnow (*Fundulus sciadicus*). In addition, the property’s irrigated hayfields may support nesting populations of bobolinks (*Dolichonyx oryzivorus*)—a management indicator species identified in the *Grassland Ecosystem Management Plan*.<sup>4</sup>

Furthermore, the property borders the city’s Hunter-Kolb, Lewis and Swartz Open Space properties and has the potential to provide a critical link for a conceptual east-west trail alignment connecting the city’s Bobolink Trailhead with the city’s Teller Farm South Open Space property as shown on the BVCP Trails Map.

Lastly, the property falls within the BVCP Acquisition Area in the city’s *Open Space and Mountain Parks Acquisition Update: 2013-2019*, which reflects the BVCP policy that the city and the county will act “to preserve existing rural land use and character in and adjacent to the Boulder Valley where environmentally sensitive areas, hazard areas,

---

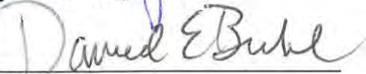
<sup>4</sup>City of Boulder, Open Space and Mountain Parks, *Grassland Ecosystem Management Plan* (2010), <https://www-static.bouldercolorado.gov/docs/final-grassland-plan-1-201305101529.pdf>, 62.

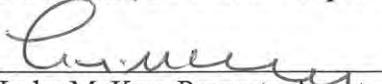
agriculturally significant lands, vistas, significant historic resources, and established rural residential areas exist.”<sup>5</sup> The BVCP Acquisition Area also recognizes OSMP’s “special interest in protecting the riparian values of Dry Creek.”<sup>6</sup>

Thus, given the Ryan & Rosenblatt property’s Open Space attributes and resources, and its inclusion in the BVCP Acquisition Area as part of the *Acquisition Update: 2013-2019*, the property is a priority for preservation and OSMP staff recommends that it be acquired by the city as Open Space.

Submitted by:

  
\_\_\_\_\_  
Tracy Winfree, Director

  
\_\_\_\_\_  
Dan Burke, Real Estate Supervisor

  
\_\_\_\_\_  
Luke McKay, Property Agent

### ATTACHMENTS

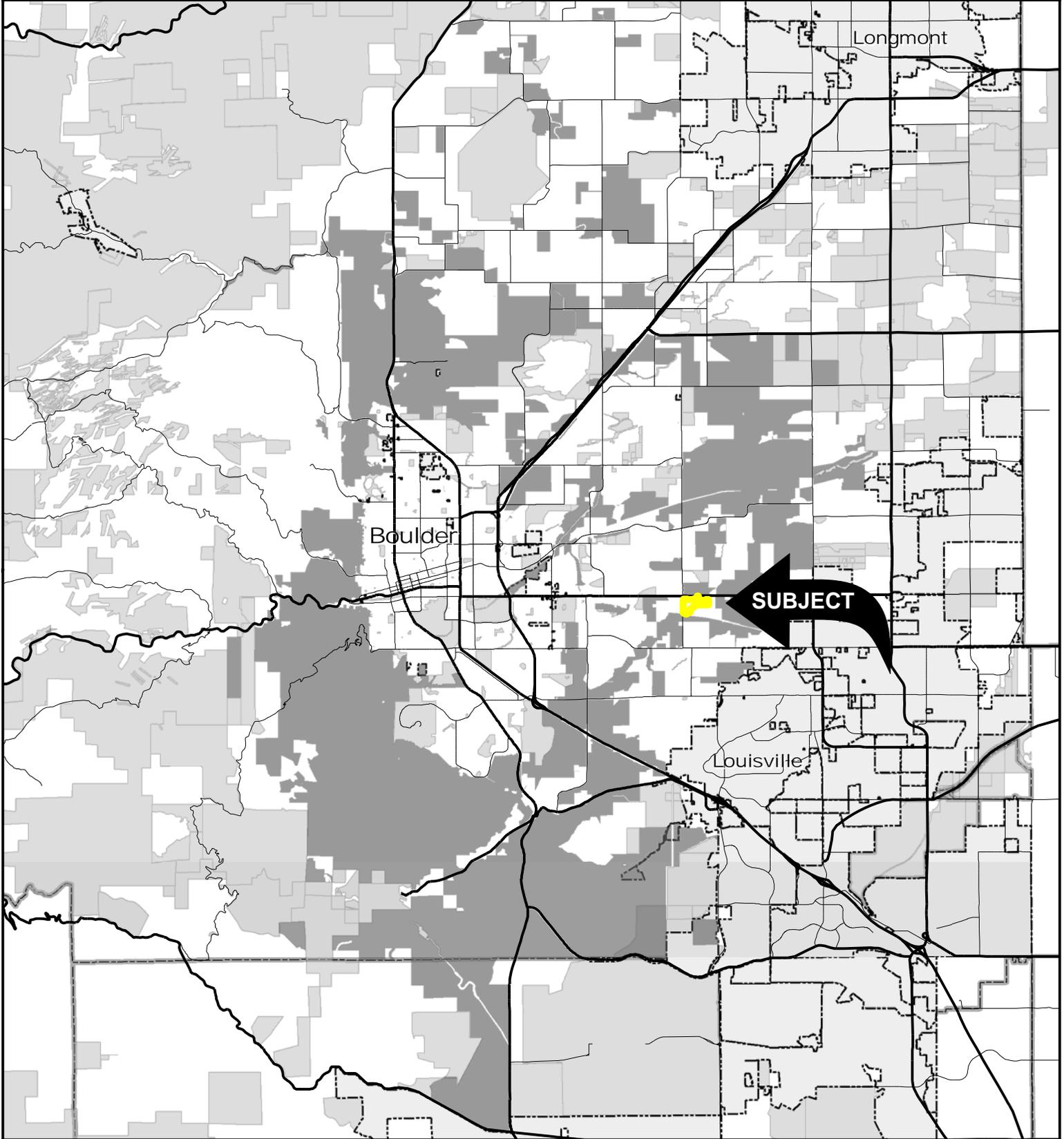
- Attachment A: Vicinity Map
- Attachment B: Location Map
- Attachment C: Property Map
- Attachment D: BVCP Acquisition Area Map
- Attachment E: Cash Flow Projection
- Attachment F: Photo Point Map
- Attachment G: Photographs

<sup>5</sup>Boulder County and City of Boulder, *The Boulder Valley Comprehensive Plan* (2010), <https://www-static.bouldercolorado.gov/docs/boulder-valley-comprehensive-plan-2010-1-201410091122.pdf>, 27.

<sup>6</sup>City of Boulder, Colorado, Open Space and Mountain Parks, *Open Space and Mountain Parks Acquisition Update 2013-2019* (2013), [https://www-static.bouldercolorado.gov/docs/2013-2019\\_OSMP\\_Acquisiton\\_Plan\\_Update-1-201503301032.pdf](https://www-static.bouldercolorado.gov/docs/2013-2019_OSMP_Acquisiton_Plan_Update-1-201503301032.pdf), 16.

This page is intentionally left blank.

# ATTACHMENT A: Vicinity Map - Ryan & Rosenblatt



© 2015 City of Boulder, Colorado

All rights reserved. The map information contained herein is intended for the sole use of the purchaser and may not be copied, duplicated or redistributed in any way, in whole or in part, without the expressed written consent of the City of Boulder.

The information depicted is provided as a graphical representation only. While source documents were developed in compliance with National Map Accuracy Standards, the City of Boulder provides no guarantee, express or implied, as to the accuracy and/or completeness of the information contained herein.



Subject Properties

City of Boulder OSMP

Other Public Lands



0 0.5 1 2 3 4 5 Miles

Approximate property boundaries from Boulder County Assessors data.

Agenda Item 6 Page 7

This page is intentionally left blank.

# ATTACHMENT B: Location Map - Ryan & Rosenblatt



© 2016 City of Boulder, Colorado  
 All rights reserved. The map information contained herein is intended for the sole use of the purchaser and may not be copied, duplicated or redistributed in any way, in whole or in part, without the expressed written consent of the City of Boulder.

The information depicted is provided as a graphical representation only. While source documents were developed in compliance with National Map Accuracy Standards, the City of Boulder provides no guarantee, express or implied, as to the accuracy and/or completeness of the information contained hereon.

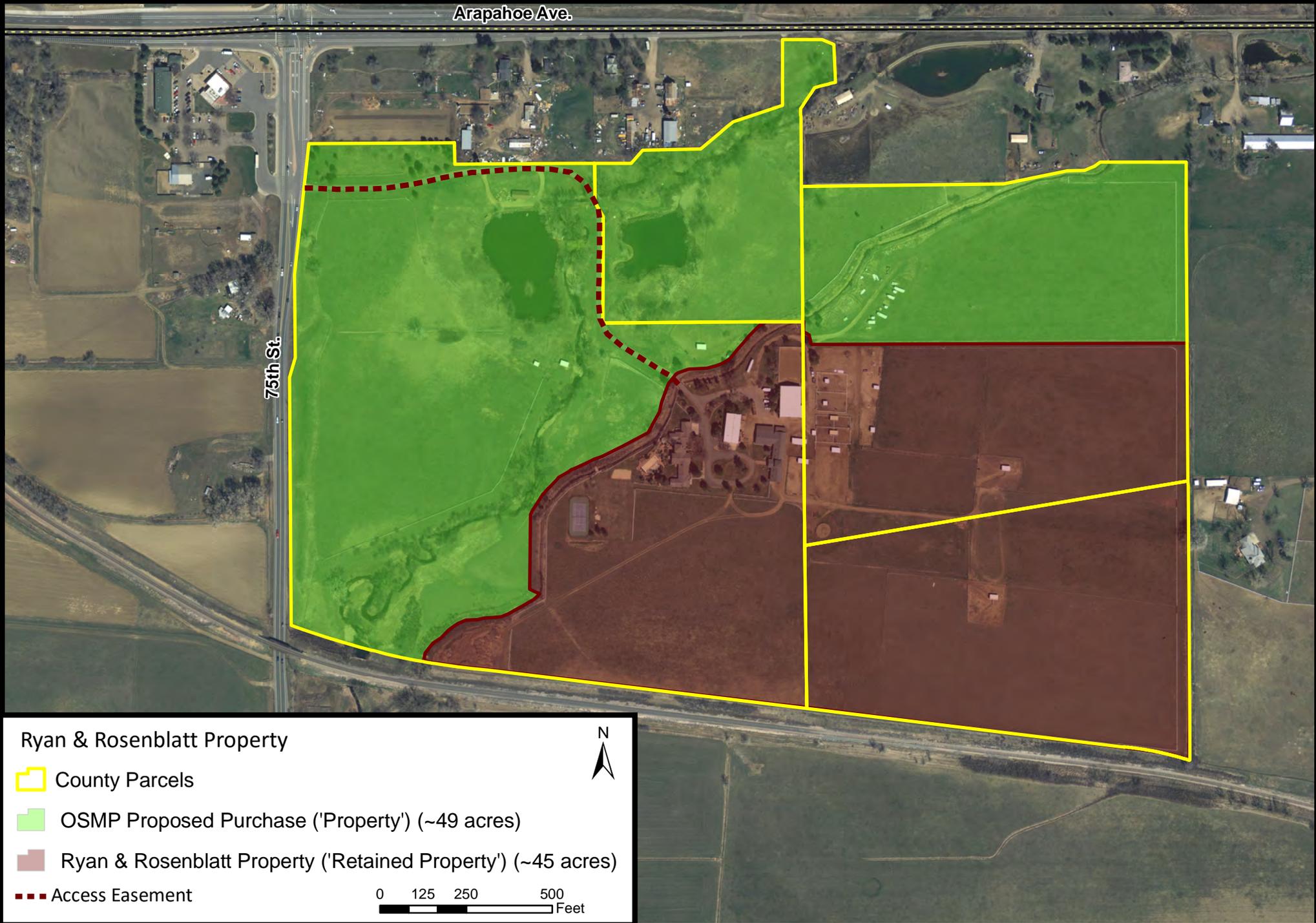
-  Subject Property
-  OSMP Fee Property



Approximate property boundaries from Boulder County Assessor's data.

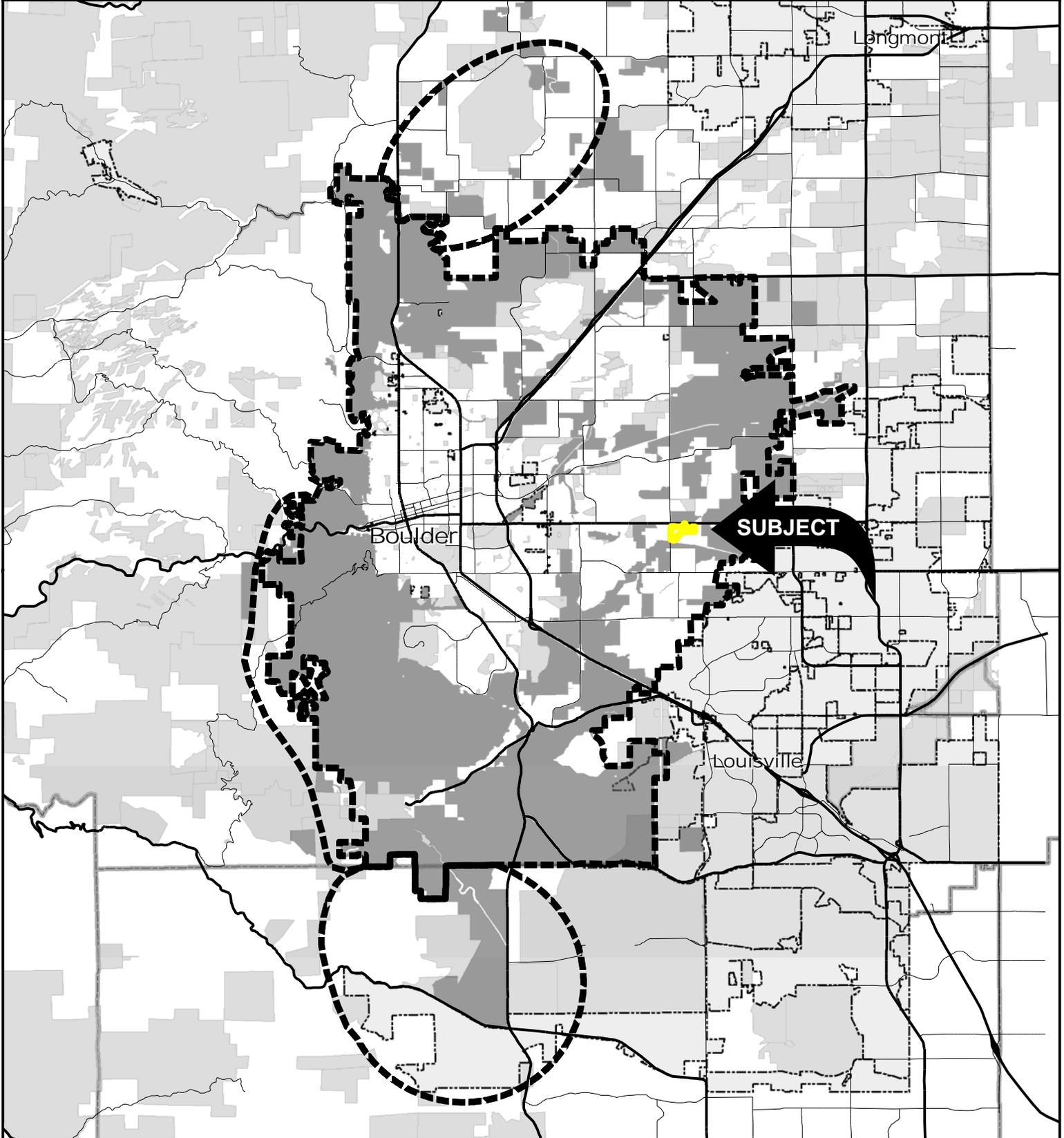
This page is intentionally left blank.

# ATTACHMENT C: Property Map - Ryan & Rosenblatt

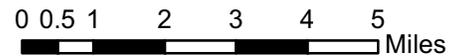


This page is intentionally left blank.

# ATTACHMENT D: BVCP Acquisition Area Map - Ryan & Rosenblatt



-  BVCP Acquisition Area
-  Subject Properties
-  City of Boulder OSMP
-  Other Public Lands



Approximate property boundaries from Boulder County Assessor's data.

© 2015 City of Boulder, Colorado

All rights reserved. The map information contained herein is intended for the sole use of the purchaser and may not be copied, duplicated or redistributed in any way, in whole or in part, without the expressed written consent of the City of Boulder.

The information depicted is provided as a graphical representation only. While source documents were developed in compliance with National Map Accuracy Standards, the City of Boulder provides no guarantee, express or implied, as to the accuracy and/or completeness of the information contained herein.

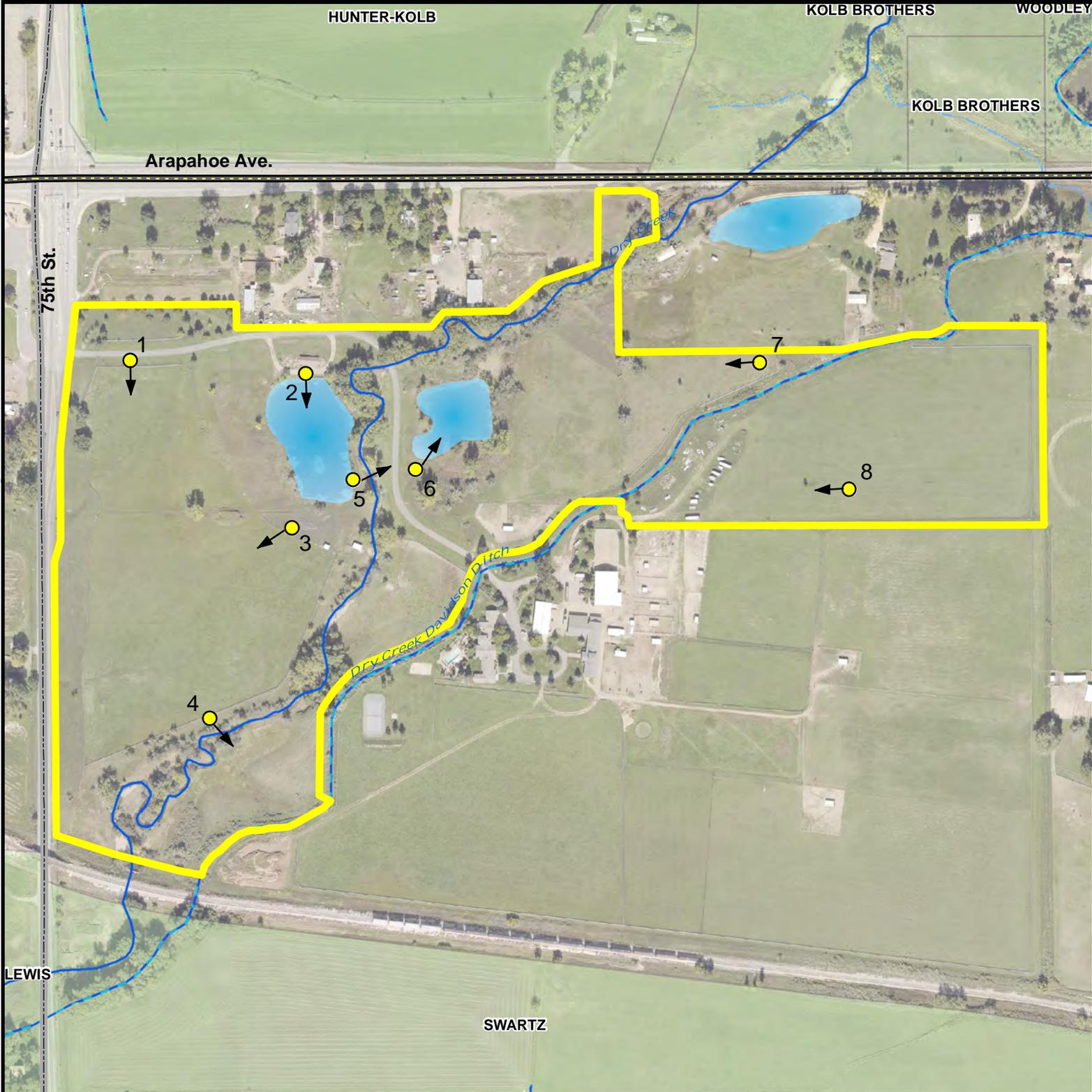
This page is intentionally left blank.

**ATTACHMENT E**  
**Projected Open Space Cashflow**  
**2015-2020 Ryan & Rosenblatt (Ryan II)**  
**10/04/2016**

	<u>2015 Actual</u>	<u>2016 Adopted</u>	<u>2017 Recommended</u>	<u>2018 Projected</u>	<u>2019 Projected</u>	<u>2020 Projected</u>
<b>PROJECTED SALES TAX GROWTH</b>						
1 2015-2020 Sales Tax forecast 05/31/2016	3.82%	2.34%	2.97%	2.57%	-10.25%	-17.41%
2 <b>BEGINNING CASH BALANCE</b>	\$30,210,879	\$36,200,183	\$10,643,480	\$12,080,821	\$14,499,150	\$14,744,073
<b>SOURCES OF FUNDS</b>						
3 Net Sales Tax Revenue	\$29,512,343	\$ 30,203,888	\$ 31,100,648	\$ 31,900,914	\$ 28,631,678	\$ 23,647,504
4 Anticipated FEMA Flood Reimbursement	\$117,898	\$881,329	\$2,250,000	\$2,150,000		
5 Investment Income	\$191,109	\$196,842	\$202,747	\$208,830	\$215,095	\$221,547
6 Lease and Miscellaneous Revenue	\$1,471,978	\$1,516,137	\$1,395,885	\$1,437,761	\$1,480,894	\$1,525,321
7 Voice & Sight Tag Program Revenue	\$164,602	\$227,000	\$227,000	\$227,000	\$227,000	\$227,000
8 Bond Proceeds - 2014						
9 General Fund Transfer	\$1,120,721	\$1,166,175	\$1,209,590	\$1,245,832	\$1,284,720	
10 Grants	\$111,587	\$224,570				
11 Carryover/ATB Operating						
12 Total Annual Sources of Funds:	\$32,690,238	\$34,415,941	\$36,385,870	\$37,170,337	\$31,839,387	\$25,621,372
13 Total Sources of Funds Available:	<u>\$62,901,117</u>	<u>\$70,616,124</u>	<u>\$47,029,350</u>	<u>\$49,251,158</u>	<u>\$46,338,537</u>	<u>\$40,365,445</u>
<b>USES OF FUNDS</b>						
14 Total Debt Service for Bonds & Notes:	\$6,081,793	\$6,054,625	\$5,463,827	\$5,238,316	\$3,344,410	\$1,815,378
15 Capital Available for Land Acquisitions & Preservation (incl. carryover)	\$2,839,558	\$17,936,101	\$6,400,000 #	\$6,400,000	\$6,000,000	\$4,700,000
16 2014 Bond Proceeds						
17 Total Capital Available for Land Acquisitions & Preservation:	\$2,839,558	\$17,936,101	\$6,400,000	\$6,400,000	\$6,000,000	\$4,700,000
18 RE Acquisition						
19 Less Immediate Improvements Budget YTD		\$159,150				
20 Less Other 2016 Land Acquisition/Commitments YTD						
21 <b>Ryan II</b>		<b>\$1,750,000</b>				
22 <b>Ryan II Immediate Improvements (Acquisition CIP)</b>		<b>\$152,000</b>				
23 Remaining Land Acquisition Capital Available:	<u>\$2,839,558</u>	<u>\$16,026,951</u>	<u>\$6,400,000</u>	<u>\$6,400,000</u>	<u>\$6,000,000</u>	<u>\$4,700,000</u>
24 CIP - Capital Enhancement	\$1,004,464	\$4,074,600	\$2,190,000	\$1,635,000	\$1,010,000	\$910,000
25 CIP - Capital Maintenance	\$507,684	\$1,271,000	\$640,000	\$750,000	\$900,000	\$1,000,000
26 CIP - Capital Planning Studies			\$300,000	\$100,000	\$150,000	\$200,000
27 CIP - New Facility/Infrastructure		\$500,000				
28 Total CIP Expenditures:	\$4,351,706	\$23,781,701	\$9,530,000	\$8,885,000	\$8,060,000	\$6,810,000
29 Unexpended Carryover/ATB Operating		\$9,901,641				
30 General Operating Expenditures	\$14,907,111	\$17,589,521	\$18,051,357	\$18,231,871	\$18,164,189	\$18,345,831
31 Pay Period 27				\$455,411	\$45,625	\$46,994
32 Increase to Base - Operating Increases		\$1,067,500				
33 Cost Allocation:	\$1,360,322	\$1,577,657	\$1,903,344	\$1,941,411	\$1,980,239	\$2,019,844
34 Total Management Operating Expenditures:	<u>\$16,267,433</u>	<u>\$20,234,678</u>	<u>\$19,954,701</u>	<u>\$20,628,693</u>	<u>\$20,190,053</u>	<u>\$20,412,669</u>
35 Total Uses of Funds:	<u>\$26,700,932</u>	<u>\$50,071,004</u>	<u>\$34,948,528</u>	<u>\$34,752,009</u>	<u>\$31,594,463</u>	<u>\$29,038,047</u>
<b>ENDING CASH BALANCE:</b>						
36 Less Reserves:	\$36,200,185	\$20,545,120	\$12,080,822	\$14,499,149	\$14,744,074	\$11,327,398
37 OSBT Contingency Reserve	\$2,234,923	\$2,522,180	\$5,083,706	\$5,173,402	\$4,706,893	\$4,445,609
38 Pay Period 27 Reserve	\$100,481	\$200,411	\$370,411			
39 Sick/Vacation/Bonus Reserve	\$490,000	\$490,000	\$490,000	\$490,000	\$490,000	\$490,000
40 Property and Casualty Reserve	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000
41 FEMA De-obligation Reserve	\$8,252	\$69,945	\$227,445	\$377,945	\$383,488	\$383,488
42 South Boulder Creek Flow Reserve	\$2,000,000					
43 IBM Connector Trail	\$200,000					
44 Vehicle Acquisition Reserve	\$300,000					
45 Facility Maintenance Reserve	\$200,000	\$300,000	\$400,000	\$400,000	\$500,000	\$500,000
46 <b>UNRESTRICTED CASH BALANCE AFTER RESERVES:</b>	<u>\$30,266,529</u>	<u>\$16,562,584</u>	<u>\$5,109,260</u>	<u>\$7,657,802</u>	<u>\$8,263,693</u>	<u>\$6,481,789</u>

This page is intentionally left blank.

# ATTACHMENT F: Photo Point Map - Ryan & Rosenblatt



© 2015 City of Boulder, Colorado

All rights reserved. The map information contained herein is intended for the sole use of the purchaser and may not be copied, duplicated or redistributed in any way, in whole or in part, without the expressed written consent of the City of Boulder.

The information depicted is provided as a graphical representation only. While source documents were developed in compliance with National Map Accuracy Standards, the City of Boulder provides no guarantee, express or implied, as to the accuracy and/or completeness of the information contained herein.

-  Photos Taken 10/7/2016
-  Subject Property
-  OSMP Fee Property



0 250 500 Feet



Approximate property boundaries from Boulder County Assessor's data.

This page is intentionally left blank.

***ATTACHMENT G***

***Ryan & Rosenblatt Property Photographs***

**Taken by Luke McKay, Property Agent  
October 7, 2016**



**1) View south of the property with the city's Swartz Open Space property in the background.**



**2) View south of the larger spring fed pond on the property.**



**3) View southwest of one of the large agricultural fields on the property.**



**4) View southeast of Dry Creek on the property.**



**5) View east of Dry Creek on the property.**



**6) View northeast of the smaller spring fed pond on the property.**



**7) View west of one of the small agricultural fields on the property.**



**8) View west of the property.**

## MEMORANDUM

TO: Open Space Board of Trustees

FROM: Tracy Winfree, Director, Open Space and Mountain Parks  
Jeff Arthur, Director of Public Works for Utilities  
Bethany Collins, Property Agent, Open Space and Mountain Parks  
Joe Taddeucci, Water Resources Manager, Public Works/Utilities

DATE: Oct. 26, 2016

SUBJECT: Northern Colorado Water Conservancy District Utility and Access Easements for the Carter Lake Pipeline

---

**PROJECT OVERVIEW** - The Carter Lake Pipeline Project is a 2018 construction project in the capital improvement program for the Utilities Division of the City of Boulder's Public Works Department. The [Northern Colorado Water Conservancy District](#) ("Northern Water") is managing the project and is working to secure project easements by early 2017 so that it can complete final design by the end of 2017. The purpose of this memorandum is to present an overview of the project, and the associated pipeline easements, and to provide the Open Space Board of Trustees (OSBT) an opportunity to ask questions or request additional information prior to the December meeting. In December, board disposal action will be requested to grant the pipeline easements across land and conservation easement properties jointly-owned or jointly-held by the City of Boulder's Open Space and Mountain Parks (OSMP) and Boulder County Parks and Open Space.

On average, about a third of the City of Boulder's annual water supply comes from Northern Water sources and is currently delivered through canals to the Boulder Reservoir Water Treatment Plant for drinking water. The Carter Lake Pipeline (formally known as the Southern Water Supply Project II) is the result of years of strategic and collaborative planning. The pipeline will change the means of drinking water delivery from the existing, seasonally-operated open canal system to an enclosed pipeline available year round. Carter Lake Pipeline will significantly improve the resilience, sustainability and security of the city's water supply as well as providing enhancements to public health.

Carter Lake Pipeline will be a 20-mile-long, 3-foot-diameter, buried steel pipeline and will deliver water from Carter Lake Reservoir to the participant's treatment facilities ending at the City of Boulder's Boulder Reservoir Water Treatment Plant. The pipeline will be owned and operated by Northern Water and will deliver [Colorado-Big Thompson \(CBT\)](#) and [Windy Gap](#) water to Longs Peak Water District (up to 3 cfs<sup>1</sup>), Left Hand Water District (up to 11 cfs), and the City of Boulder (up to 32 cfs). Each of the participants will own a share of capacity in the pipeline, although the project will not change the amount of water the City of Boulder owns in the Northern Water system.

<sup>1</sup> The abbreviation "cfs" stands for cubic feet per second.

The pipeline will be on a different alignment (Attachment A) than the existing Northern Water canal system, but it will not take the canals out of service. The canals, including the Boulder Feeder Canal, will continue to operate for agricultural water deliveries after the pipeline is constructed.

**PERMITTING** - Northern Water submitted its project 1041 application to Boulder County in May 2009. Following evaluation of a number of alternative alignments by city and county staff, in July 2012 the Board of County Commissioners approved the alignment shown in Attachment A. The approval includes 34 detailed design and construction requirements that Northern Water must meet to ensure the project preserves production on agricultural land, complies with the Boulder County Comprehensive Plan, and effectively mitigates the environmental impacts associated with the project. Elements of the 1041 approval include: 1) provision of a project-funded, county-directed project overseer to ensure 1041 compliance; 2) project scheduling requirements around sensitive times for agricultural and open space, including irrigation ditch operations, open space trail use, and migratory and nesting bird and raptor seasons; 3) development of a site-specific reclamation plan, including soil and topsoil separation and handling, prevention of noxious weeds and reseeding and seed mix approval.

The project is subject to regulation by the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act. A Pre-Construction Notification for the pipeline impacts was sent to the U.S. Army Corps of Engineers and the project has been permitted under Nationwide Permit (NWP) 12 for utility lines. There are also a variety of routine construction permits typically required for pipeline projects, including county building permits, CDOT/County Utility permits, construction stormwater discharge permits, construction dewatering permits and irrigation ditch crossing agreements. These permits and agreements will either be obtained by Northern Water or the construction contractor.

**CITY EASEMENTS** - Northern Water began ROW acquisition starting in 2008 and is working to complete all necessary acquisitions by early 2017. The pipeline alignment crosses the IMEL, Suitts, and IBM-Monarch fee properties, as well as the Lynch conservation easement property, which are all jointly-owned or jointly-held by the city and Boulder County (See Attachment B). Boulder County is the management lead on all of the affected properties and thus has taken the lead in negotiating the easement terms and conditions with Northern Water, however those easement terms and conditions will require the city's review and consent. Northern Water is seeking a 30-foot-wide temporary construction easement (8.113 acres total) adjacent to a 60-foot-wide permanent easement (13.64 acres total) across these properties and has offered the appraised value of \$261,035 to purchase the easement rights. The properties are all leased or managed for agriculture and the pipeline-related easements will include terms and conditions required to satisfy or exceed the best management practices and restoration requirements in the Boulder County 1041.

The pipeline alignment will also cross Tom Watson Park, which is on an IBM property subject to a park and recreational easement held by the City's Parks and Recreation Department, and the City Utilities-owned, Parks and Recreations Department-managed property at Boulder Reservoir. Pipeline-related easements for the Utilities and OSMP Department property interests will require City Council action.

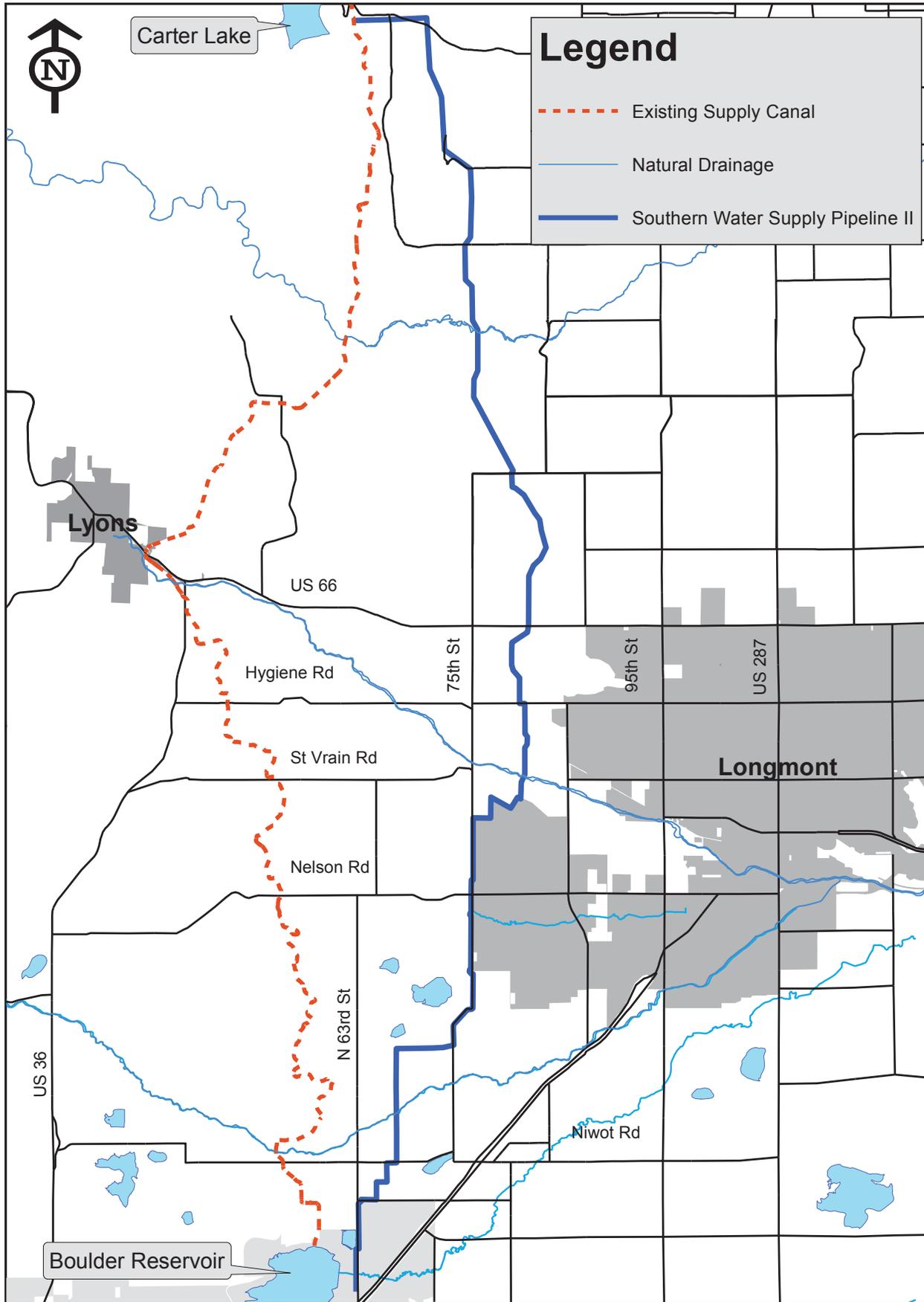
**RECREATION TRAIL CONSIDERATIONS** - One community item of interest has been the status of a proposed Boulder to Lyons regional trail. Northern Water’s Boulder Feeder Canal was previously evaluated as a potential trail route by city and county staff but was not supported by Northern Water’s Board of Directors primarily due to safety, liability and maintenance access concerns. The pipeline’s inclusion in the city’s capital improvement program and 2017 budget has renewed interest in the potential for a recreation trail along the canal. Northern Water’s role in the pipeline project is such that it would not likely see the pipeline project as incentive to change its position on the trail, however, Northern Water may be willing to consider trail proposals that address its original concerns, prioritize city and county property for trail routing and limit the canal alignment as a route. OSMP and Utilities staff have worked collaboratively to support trail discussions, which have been preliminary and exploratory in nature to date.

**NEXT STEPS** – Staff will return in December with any additional information or clarifications requested by the Board and will request a motion by the Board to recommend City Council approve the conveyance of the pipeline-related easements pursuant to the disposal procedures of Article XII, Section 177, of the Boulder City Charter.

**Attachments**

- **Attachment A – Pipeline Alignment Map**
- **Attachment B – City Properties Along Pipeline Alignment**

This page is intentionally left blank.



**Legend**

- - - Existing Supply Canal
- Natural Drainage
- Southern Water Supply Pipeline II

## SWSP II Proposed Alignment

© 2015 City of Boulder, Colorado (303)441-3266 - SUBJECT TO REVISION

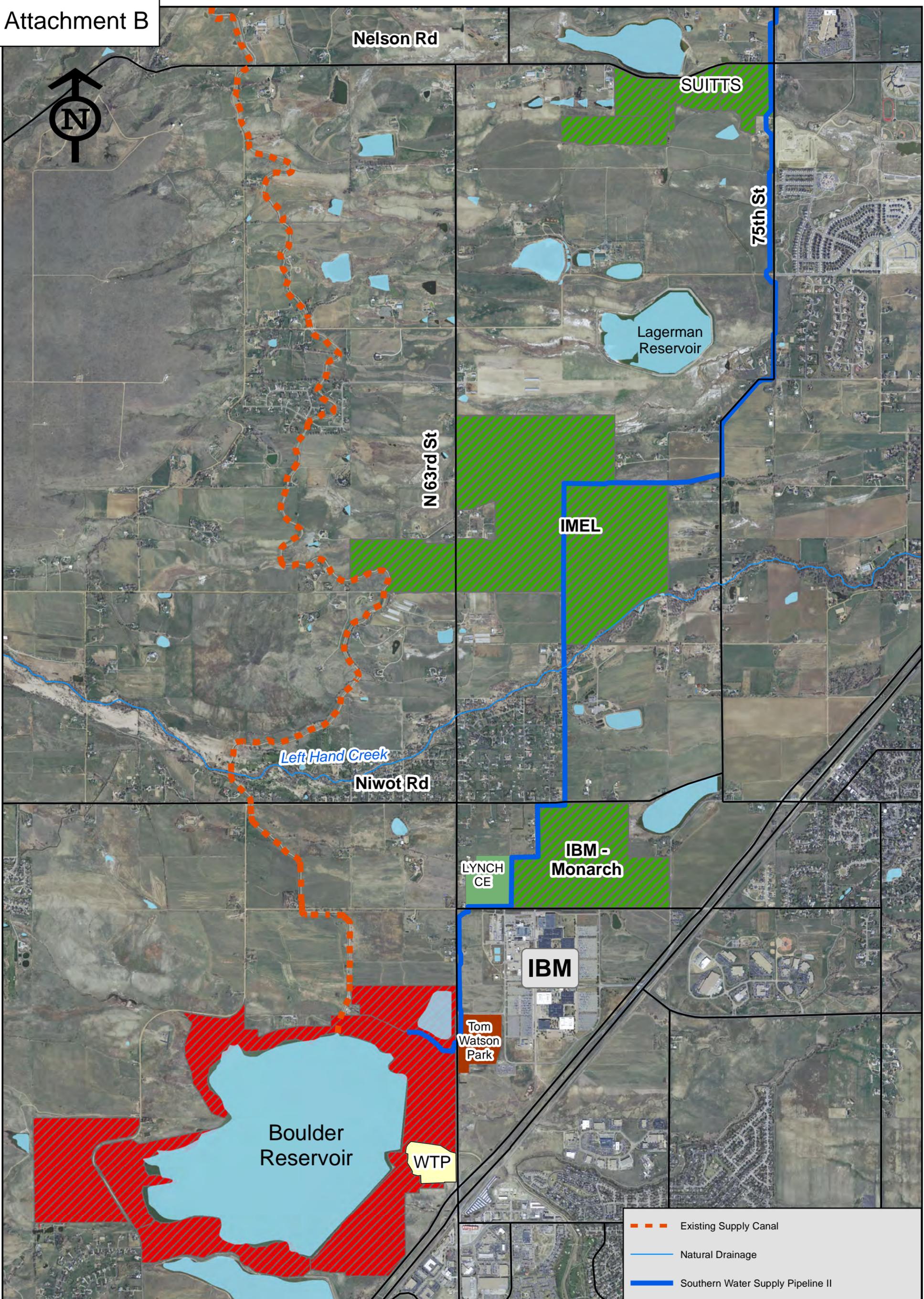
All rights reserved. The map information contained hereon are intended for the sole use of the purchaser and may not be copied, duplicated, or redistributed in any way, in whole, or in part without written consent of the City of Boulder.

The information depicted is provided as a graphical representation only. While source documents were developed in compliance with National Map Accuracy Standards, the City of Boulder provides no guarantee, express or implied, as to the accuracy and/or completeness of the information contained hereon.

Map created by D. Dunn Sept 2015.

0 1 2 4 Miles

This page is intentionally left blank.



# SWSP II Proposed Alignment Nelson Road to Boulder Reservoir



Map date: October 2016

- Existing Supply Canal
- Natural Drainage
- Southern Water Supply Pipeline II
- OSMP - Joint City & County Conservation Easement
- Utilities Property
- OSMP - Joint City & County Ownership
- Boulder Utilities - Parks Managed
- City Parks - IBM Easement

## MEMORANDUM

TO: Open Space Board of Trustees

FROM: Tracy Winfree, Director, Open Space and Mountain Parks  
Mark Davison, Community Connections and Partnerships Manager  
Mark Gershman, Environmental Planning Supervisor  
Kacey French, Planner I

DATE: Oct. 26, 2016

SUBJECT: Open Space and Mountain Parks (OSMP) Agricultural Resources Master Plan

- Results of the Community Questionnaire
- Lease Rates

---

Staff has prepared this memo in response to questions from Open Space Board of Trustees members on two topics; the results of OSMP's Community Questionnaire on Agriculture and the approaches dealing with lease rates for agricultural lands being considered in the draft Agricultural Resources Management Plan (Ag Plan).

### **Results of the Community Questionnaire**

During the development of the Ag Plan, staff identified the need for additional information about the level of community knowledge about and interest in a range of topics related to the city's agricultural program. Staff developed 14 questions about community connections with agriculture, added a few demographic and other questions and make it available as an on-line questionnaire on from the city OSMP Ag Plan web site. Over 250 people responded to the questionnaire. The questionnaire is not a scientific survey, and the results cannot be generalized to the general population with any known level of confidence. However, staff feels that they provide some level of insight into how some community members view the role of agriculture on Open Space lands and point the way to more detailed investigations in the future.

The results of the questionnaire were summarized and a report posted on the [Ag. Plan web page](#). A copy of the summary is also provided in Attachment A. Here are some highlights from summary report:

### **Self-reported Knowledge and Support is High**

Most people responding to the survey report knowing that OSMP lands support agricultural operations, and know that agriculture supports the conservation of plant and animal habitat. When asked what they value most about OSMP agricultural land, respondents most noted the scenic qualities of a working agricultural landscape, the contribution to native species conservation, and the importance of local foods. This support of agriculture was also reflected by most people responding that that when visiting OSMP lands, they take actions to support farmers and ranchers (closing gates, staying out of fields, etc.).

### **Interest to Learning and Doing**

The level of knowledge and support reflected by the results to the questionnaire is matched by an interest to learn and do more in support of open space agriculture with people responding about their

interest in learning more about the processes of farming, ranching and how food is delivered to market, the roles that farming and ranching have played in the community and the ways that they can support farmers and ranchers. On the doing side, when asked what sorts of volunteer opportunities would appeal to them, most people who were interested in volunteering, expressed an interest in vegetable farming.

Local Foods are Valued, and Consumer Barriers Exists

The role of agriculture in producing food for local consumption was a theme of the questionnaire. In addition to valuing OSMP lands for their contributions to local foods, those responding also reported that buying local foods is important to them. However, people reported barriers to doing so, most often citing the availability, cost and the ability to identify food as locally grown (or OSMP-grown).

Lease Rates

In February, 2016 staff presented an Ag Plan update to a meeting of agricultural lessees on several elements of the Ag. Plan—including lease rates. Updating lease rates was identified as an important element of the plan for two reasons. First, there are *discrepancies among the rates* being charged to OSMP lessees for similar properties. This is a result of existing policies that have not required periodic review of lease rates. Consequently, older leases tend to have lower rates. The second main reason for reconsidering lease rates is that staff’s analysis indicated that *the city’s rates were considerably lower than peer agencies* and rates on comparable privately-owned lands in the Boulder Valley. (Table 1).

**Table 1:** Comparison of OSMP lease rates with best available comparable data  
(Values are rounded to nearest dollar and unless otherwise noted, rates are per acre)

Crop or Land Type	OSMP	Boulder County POS <sup>1</sup>	Colorado State University <sup>2</sup>	Colorado State Land Board <sup>3</sup>	USDA Colorado-wide <sup>4</sup>
Fully irrigated and suitable for growing vegetables	\$100 - \$150	\$100 +	\$120 - \$350	--	--
Average cropland or good quality hay land	\$24 - \$75	\$60 - \$75	\$120 - \$300	--	\$140
Low quality irrigated land or marginal hay land	\$13 - \$35	\$40 - \$60	--	--	--
Non-irrigated cropland	\$10 - \$12.50	\$16	\$20 - \$55	N/A	\$29
Irrigated pasture	\$11 - \$17	\$30	--	--	--
Per AUM <sup>5</sup> grazing fee	\$6 - \$10	\$18	\$15 - \$30	\$14 - \$19	\$17

<sup>1</sup> Boulder County Parks and Open Space Cash Rent Guidelines (courtesy Boulder County Parks and Open Space) County rates vary according to factors such as soil types quality of water right, slope, fencing, weed intensity and parcel size.  
<sup>2</sup> [Colorado State University Farm and Ranch Survey \(2015-most recent biennial report, data from 2014\)](#)  
<sup>3</sup> Rates provided from [AUM Rates Effective January 1, 2016](#) using data from Northeast and East Central Regions as these lands most closely approximate conditions on OSMP.  
<sup>4</sup> USDA Agricultural Statistics Service statewide averages. [Non-irrigated cropland](#) (2016) and [Per AUM grazing fee](#) (2016).  
<sup>5</sup> AUM – Animal Unit Month = Amount of forage needed to provide for a 1,000 lb. cow and her suckling calf grazing for one month.

At the February meeting with lessees, staff’s intention was to include specific recommendations about lease rate changes in the plan. On June 8, 2016 staff updated the Board on changes to framework for the plan, specifically the emphasis on establishing policies and processes which would provide the framework for subsequent staff follow up. In the case of lease rates, staff will be asking the OSBT to

review and recommend to City Council a process and set of policies for establishing and revising lease rates. If approved that process would be implemented by staff.

Staff met with current agricultural lessees again in October to gather input on the modified approach and has heard the following themes regarding lease rates:

- ***Lease rates should be cheaper on land with prairie dogs or recreational activities.*** Prairie dogs reduce the quality of the land and the sustainability of agricultural operations. Recreational activities also reduce the sustainability of operations.
- ***Concern about how much and how quickly lease rates could increase.*** Lessees would like to understand the potential range of rate increases.
- ***Consider varying per AUM rates annually depending on water availability.***

This feedback has been used to inform staff’s identification and analysis of changes to lease rates and related practices so that lessees leasing similar lands are paying similar rates, and so that OSMP’s lease rates are comparable to those being charged by peer agencies and private landowners.

Staff is currently developing an approach for establishing lease rates that begins identifying a “base rate”. This base rate would be derived from and consistent with the rate (or range of rates) charged by others for comparable land types. Using the base rate as a starting point staff would identify the relevant factors affecting production and operational efficiency in the leasehold. Examples of these factors are shown in Table 2. Staff would consider the relative effect of these factors and make upward or downward adjustments from the base rate for each lease area. Using information from other agencies as a guide, and the range of conditions specific to OSMP lands, there will be a range of rates for each land type.

Table 2: Lease Rate Factors

<b>Land</b>		
Soil Type	Slope	Extent of Lease Area
Extent and type of weeds	Presence of prairie dogs	Location/Setting
<b>Water</b>		
Amount of water	Duration of water availability	Condition of Water Delivery Infrastructure
<b>Facilities</b>		
Fencing condition	Fencing Needs	Building availability and condition
Maintenance and repair responsibilities	Other special facilities	Lessee provided facilities and equipment
<b>OSMP-Related Special Conditions/Requirements</b>		
Recreation related	Ecological management and restoration	Other OSMP management requirements

The likely range of adjusted lease rates on OSMP are indicated in Table 1. For some lessees, there could be significant changes, especially for those who have experienced only nominal rate increases for many years. Potentially compounding the effect upon existing operators are commodity

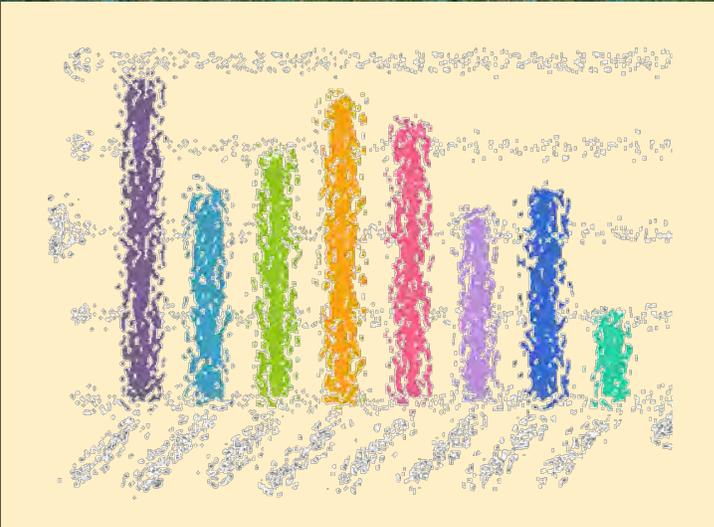
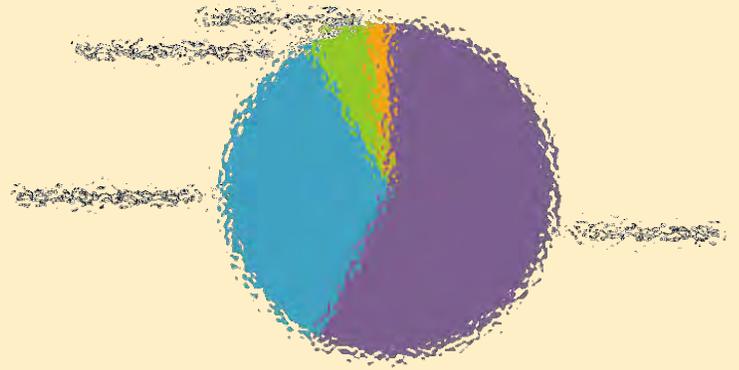
markets which are currently relatively low levels. Recognizing the potential financial effect on these lessees and, staff is developing a phased approach for lease rate increases. Under this scenario, the smallest increases would be made over the shortest period of time (1-2 years) with larger increases phased in over a longer time frame (3-5 years).

Staff's overall proposal for changing lease rates will be presented in December as part of the *Leasing Agricultural Lands* section of the Agricultural Management chapter of the Ag Plan.

### **Attachments**

- **Attachment A – Results of Community Questionnaire**

## Results of Community Questionnaire



### **Mission of the Open Space and Mountain Parks Department**

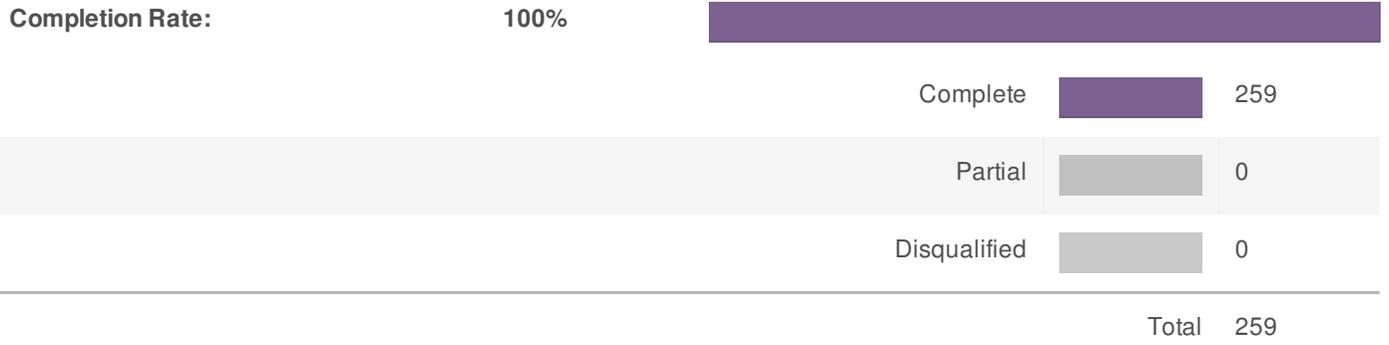
*The Open Space and Mountain Parks Department preserves and protects the natural environment and land resources that characterize Boulder. We foster appreciation and use that sustain the natural values of the land for current and future generations.*

**City of Boulder Charter Sec. 176. Open Space Purposes - Open space land.**

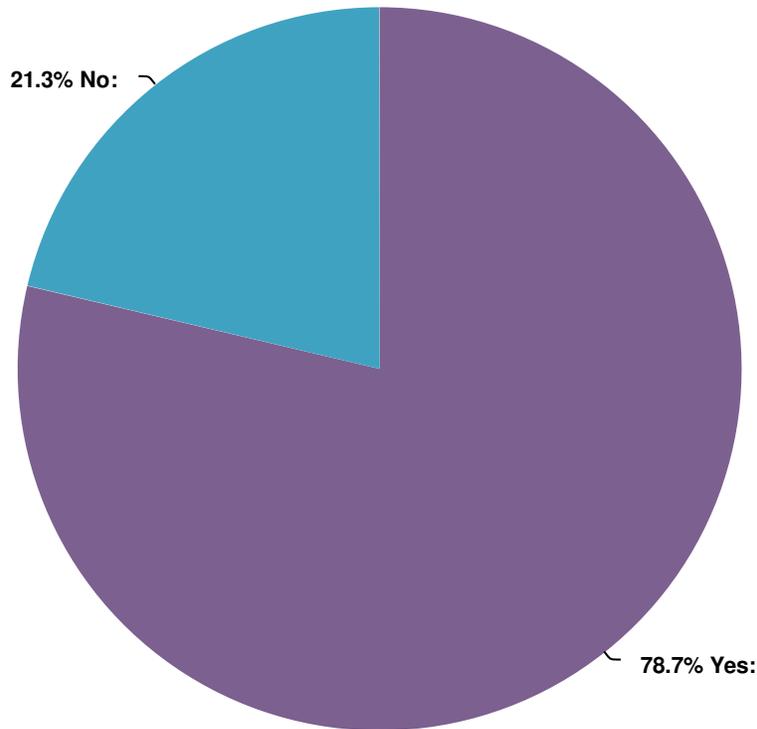
Open space land shall be acquired, maintained, preserved, retained, and used only for the following purposes:

- Preservation or restoration of natural areas characterized by or including terrain, geologic formations, flora, or fauna that is unusual, spectacular, historically important, scientifically valuable, or unique, or that represent outstanding or rare examples of native species;
- Preservation of water resources in their natural or traditional state, scenic areas or vistas, wildlife habitats, or fragile ecosystems;
- Preservation of land for passive recreation use, such as hiking, photography or nature study, and if specifically designated, bicycling, horseback riding, or fishing;
- Preservation of agricultural uses and land suitable for agricultural production;
- Utilization of land for shaping the development of the city, limiting urban sprawl and disciplining growth;
- Utilization of non-urban land for spatial definition of urban areas;
- Utilization of land to prevent encroachment on floodplains; and
- Preservation of land for its aesthetic or passive recreational value and its contribution to the quality of life of the community.

## 1. Response Counts

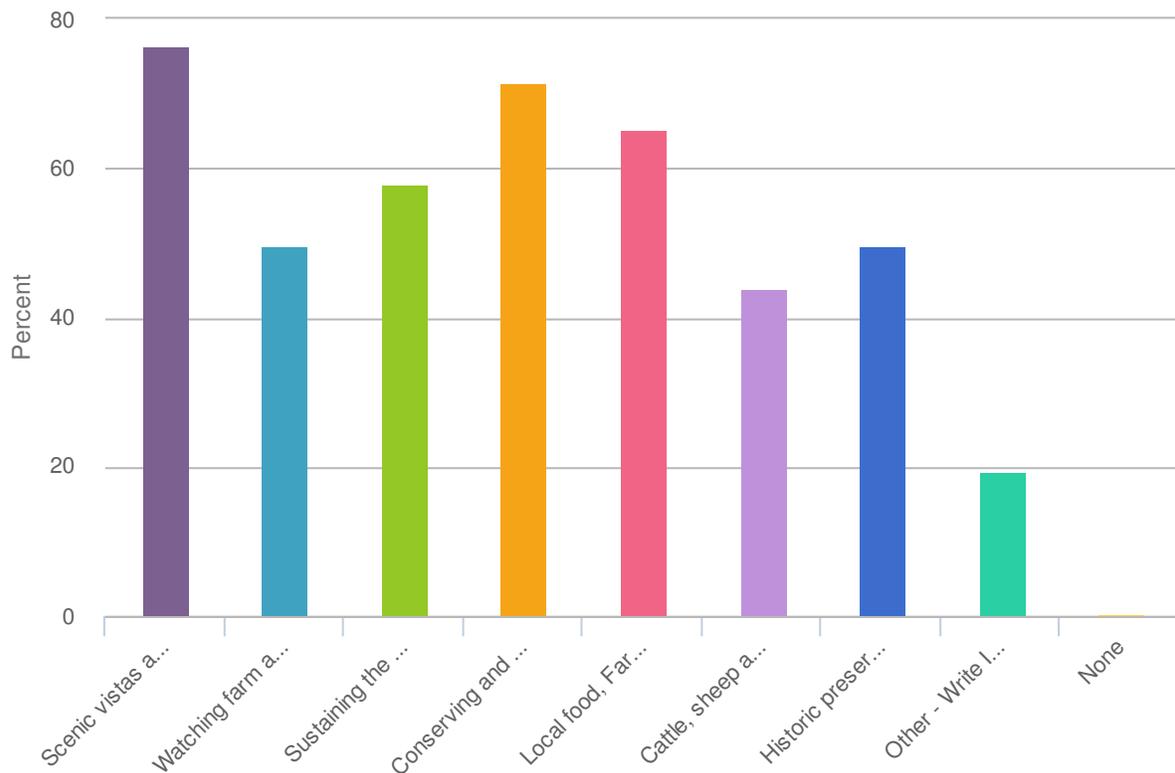


2. Did you know that the City of Boulder Open Space and Mountain Parks (OSMP) Department, in order to fulfill its city charter purposes, leases city open space to preserve the area’s agricultural uses and land suitable for agricultural production?



Value	Percent	Count
Yes	78.7%	203
No	21.3%	55
<b>Total</b>		<b>258</b>

### 3. Which items do you value most about City of Boulder Open Space and Mountain Parks' agricultural land? Please check all that apply.



Value	Percent	Count
Scenic vistas and seeing working agricultural lands, pastoral landscapes	76.4%	198
Watching farm animals, farming machinery, ranchers and farmers in action	49.8%	129
Sustaining the area's agricultural traditions	57.9%	150
Conserving and managing plant and wildlife habitats	71.4%	185
Local food, Farm-to-Market opportunities	65.3%	169
Cattle, sheep and other livestock grazing	44.0%	114
Historic preservation	49.8%	129
Other - Write In	19.3%	50
None	0.4%	1

Other - Write In	Count
------------------	-------

Total

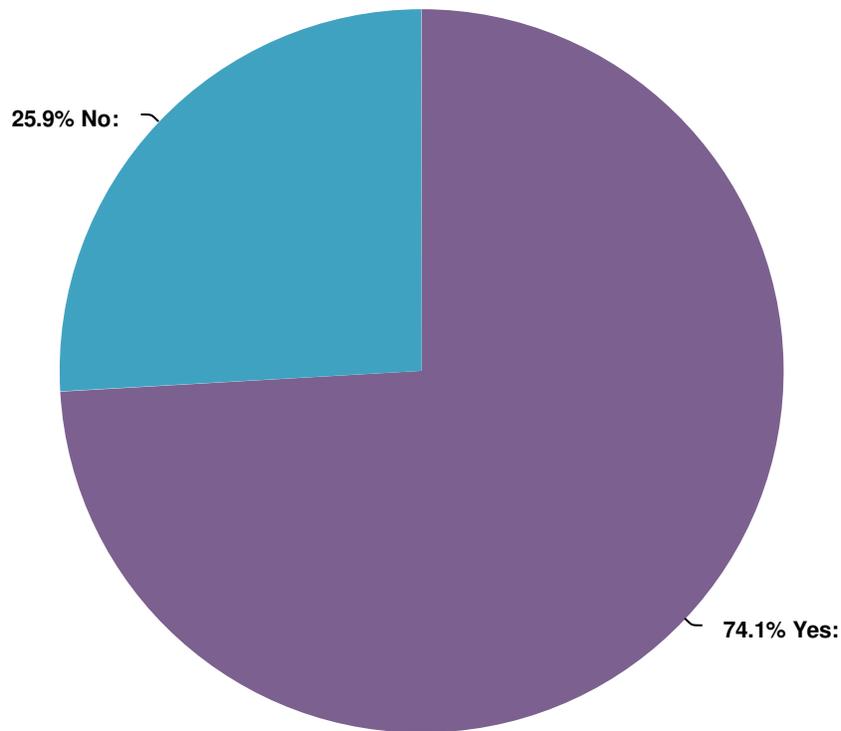
48

Other - Write In	Count
Ability to hike them	1
Access to the land - trails for hiking, running, biking	1
All of these!!!!	1
Being respectful of the landowners rights. The city should not create weed patches. The city should not grow thistles	1
Buffalo habitat	1
Buffer zones and habitats	1
Community farms that we can participate in learning and ong.	1
Do something with the land, and keep the weeds down	1
Encouraging organic farming	1
Equestrian traditions, trails	1
Giving Boulder residents,voters & taxpayers	1
Giving an economic opportunity to local farmers	1
Homesteading in action	1
Horse operations, riding, grazing, off-trail etc.	1
Horses	1
Keep these lands interspersed with housing to give residents a welcome 'break' from their daily life that is close by.	1
Keeping Boulder separate from encroaching suburbs	1
No animal agricultural should be leased, lended to ranchers. Cattle are destroying wildlife habitats while requiring obscene amounts of water to live prior to slaughtering.	1
Off leash access for dogs.	1
Open spaces over so-called growth and progress in the form of buildings, roads, pollution, transplant population, and everything else that's wrong with the city government's and the City Council's plans to fill in every single square inch of Boulder and the surrounding communities.	1
Organic farming practices	1
Organic land management	1
Total	48

Other - Write In	Count
Preserving the way boulder has been. We are at risk of losing it it seems.	1
Private property	1
Protect Eco system from chemicals.	1
Public access and trail connections	1
Regenerative Food System Potential	1
Safe forage and nesting sites for managed and wild bees	1
Similar to "Cattle, sheep and other livestock grazing", but I prefer seeing the llamas, pigs, and chickens... AND sunflowers!!!	1
Sustainable Agriculture Practices	1
Sustainable and organic practices that regeneration of the land	1
The importance of maintaining a source of feed for small acreage livestock owners.	1
Your question is leading - except for historic preservation - agricultural practices DO NOT HELP THE WILDLIFE	1
access to nature trails for walking and biking	1
horses and trail riding	1
keeping gmo's and chemicals out of the environment	1
keeping water rights dedicated to ag	1
land not ruined by prairie dogs	1
making farmland accessible to the next generation of farmers by offering long term affordable leasing options	1
mountain biking	1
no neonicitimoids, use organics	1
organic farming practices	1
pesticide/ herbicide free zone	1
primary is sustaining our local farmer's in a way that totally supports their preferred practices	1
protecting agricultural land from development, improving soil on publicly owned land parcels	1
riding horses on trails	1
Total	48

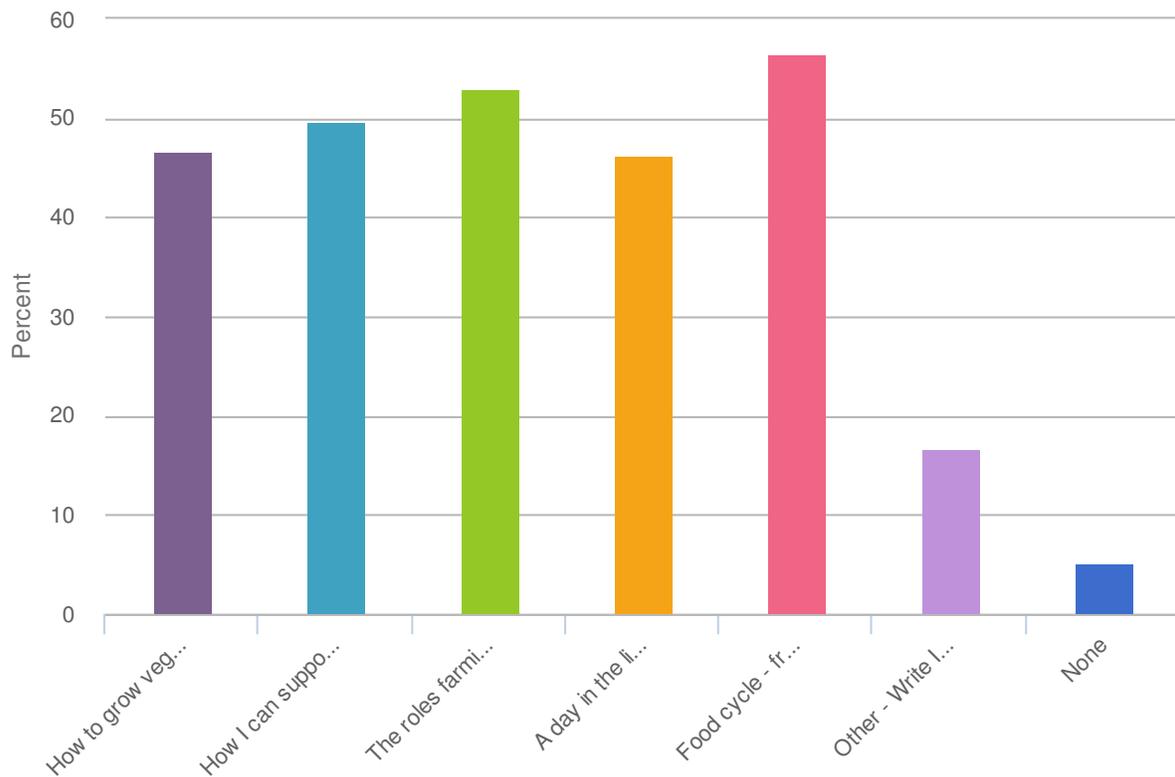
Other - Write In	Count
trails and hiking	1
using chemical free agriculture	1
Total	48

4. Did you know agricultural operations play a role in helping City of Boulder Open Space and Mountain Parks to conserve and manage wildlife and plant habitats?



Value	Percent	Count
Yes	74.1%	192
No	25.9%	67
<b>Total</b>		<b>259</b>

## 5. What type of learning opportunities would you like to have available on City of Boulder Open Space and Mountain Parks' agricultural land?



Value	Percent	Count
How to grow vegetables	46.6%	118
How I can support local farmers and ranchers	49.8%	126
The roles farming and ranching play in our community	53.0%	134
A day in the life of a local farmer or rancher	46.2%	117
Food cycle - from tilling to table	56.5%	143
Other - Write In	16.6%	42
None	5.1%	13

Other - Write In	Count
Overall agronomy education -- help kneejerk Boulderites understand modern responsible farming practices and the relation to global food production	2
<b>Total</b>	<b>40</b>

Other - Write In	Count
Apprenticeships for three years to one young person to learn farming per farm.	1
Benefits to the environment and to our community's health	1
Farm dinner	1
Focusing on growing food without pesticides, herbicides, or petrochemical fertilizers, that support micro organisms & earthworms that improve rather than deplete the soil.	1
Horse riding opportunities, Value of horses as therapeutic catalysts	1
Horses!	1
How OSMP ag lands are used to sequester carbon	1
How ag leases help to conserve wildlife and plant communities	1
How agricultural land conserves and manages plant and wildlife habitats	1
How do horses heal us	1
How to move farming and ranching into organic.	1
How to use OSMP ag land to foster experimental grazing practices	1
I wish people were able to make a living as a farmer	1
Kids learning about and engaging with ranching and farming	1
More awareness of very local farmers. Connecting community members to these farmers beyond just a farmer's market. At the least, a webpage that lists the farmers on these lands and how to buy from them.	1
No pesticides and no prairie dog kills.	1
Organic land management and human animal practices.	1
Participating in community farming	1
Perennial, biointensive, real world examples with hands on possibility for all	1
Plants and animals on OSMP land.	1
The county is abusing the spirit of the open space taxation by using it to buy land and locking it up with no public access to the land	1
The importance of agriculture to existing small acreage livestock owners.	1
The roles farming play in our community. Based on years of research and education, I am 100% against animal agriculture and slaughter.	1
Total	40

Other - Write In	Count
Tours	1
Wildlife Habitats	1
Xeriscaping and water management	1
deer and rabbit ranching	1
farm based education for kids and adults (i.e.. classes and workshops that connect us to our food source on the farm	1
field trips for kids to learn the above	1
give help to transition to organic	1
how can agriculture contribute to carbon sequestration	1
how to prevent agr. land from becoming housing e.g., Wonderland Lake area	1
i love the ag tours	1
more equine trails	1
mountain biking	1
quality organic farming research, development and demonstration	1
role of water	1
start a backyard small farm	1
Total	40

6. Please list activities that you may want to do on Open Space and Mountain Parks' agricultural land, such as farm dinners and you-pick events.



Count	Response
2	farm dinners
2	you-pick
1	"A day at the Farm"--Each Thursday Cure Organic Farm has volunteer day. People from throughout the Front Range volunteer. Perhaps a farm to table dinner with Lauren Kolb--she has an amazing amount of knowledge to share with our Community!
1	-Have an art and greet with local artists to discuss the enviornment and art! -Have a cook out/pot luck - Scavenger hunts
1	A commuity farm that i run through community participation for increaaing agricultural skills so people can learn how to farm. It is a lost skill that many people need to know about in order for climate change and economic sustainability to change.
1	Apple picking (not sure if any of the OSMP land has apple trees) Gardening tips Farm dinner
1	Berry, corn, peach picking
1	Both sound great

**Count Response**

Count	Response
1	Boulder has been allowed in so many new people that all wildlife/open space is threatened due to this encroachment. The only ones who "benefit" are the business people (and those they support, i.e. city council, aggressive bikers and dog lovers) with little regard to plants, insects, birds, reptiles, amphibians, mammals etc. The system is flawed in favor of business and groups like bikers who lobby aggressively and buy off those who have to have their way and make their money. I suggest using all open space to preserve this natural plant and wildlife heritage - what areas you have now designated for such are not enough given the degradation that I have personally witnessed in the last 20+ years on every trail in the system. There really needs to be a change in the environmental philosophy in order to preserve it. There is NO OTHER AREAS to fall back on either EAST (you can go almost 1000 miles and not find as nice of natural area as we have in these foothills) OR WEST (which turn
1	Children events to learn about growing your own foods.
1	Children's activities, like petting baby goats, milking cows, picking pumpkins, etc. Focus should be on great stuff for kids.
1	Crop mob - help for existing farmers to weed or harvest fields
1	Depends on the use of the land. If its crop land such as corn, make a corn maze for community fun and extra revenue. A Pumpkin festival or apple festival is always fun as well. If its during halloween, you could do haunted hay rides. Livestock farms wouldnt have much to do except give occasional tours of how they run their facilities, but not very often.
1	Dinners volunteer education classes
1	Dinners. You-pick. How to grow educational events.
1	Dog friendly events
1	Educating youth You-pick Farm dinners with dancing Picnics with local produce
1	Educational things like the differences between modern and heirloom food plants. It would be good if they were growing side-by-side.
1	Events that go along with the seasons of farming.
1	Farm Dinners You Pick veggies or fruit Work on the farm day (opportunity to be a farmer for a day) Classes for growing crops, smart watering, eco-friendly insect / bug control / weed control
1	Farm Dinners and private events!! Farm Store like Isabelle's in Lafayette Farm Stands Classes on the farm in a barn or farm kitchen. Bike tours to different farms. Fun family season events.
1	Farm Dinners, Pot Luck Style Gatherings, Weddings, Barn raising, Ditch Clearing
1	Farm dinner Classes Kids camps
1	Farm dinners You pick Community plots Kids visit
1	Farm dinners You pick events Produce stands
1	Farm dinners You pick fruits and veggies (seasonal) CSAs Corn mazes Meet the animals

Count	Response
1	Farm dinners you-pick hike CSA
1	Farm dinners are good. Access for walking or biking
1	Farm dinners sound fun. Maybe learning about/watching annual events. Calving for example.
1	Farm dinners with educational talks. And delicious wine.
1	Farm dinners would be great as well as maybe an area for open field events, parties and wedding venue
1	Farm dinners would be great.
1	Farm dinners!
1	Farm dinners, Equine assisted therapies.
1	Farm dinners, community gardens/ farms
1	Farm dinners, community speakers, conservation activities
1	Farm dinners, guided tours/walks about the history and activities of farms.
1	Farm dinners, history of local farming lectures, seeing modern farm practices in action & how their methods affect the land/water usage in the area
1	Farm dinners, kid friendly harvesting or farming events, stargazing, wagon rides,
1	Farm dinners, you pick em, hay ride, barn dance social, square dancing, livestock shows, farmers market, Quilt show, music (fiddle, guitar, i.e.), bee keeping talk, other relative talks, something with the one room school houses (Altona, i.e.),
1	Farm dinners, you pick events
1	Farm dinners, you-pick events, educational classes, farm volunteer opportunities
1	Farm dinners, you-pick, demonstrations of sustainable land use, etc
1	Farm dinners. You pick. Field trips for students to learn about the farm to table to compost cycle and historical culture.
1	Farm land can be managed through zoning. What you are doing is called communism.
1	Farm stands where one can purchase directly from the farmers/ranchers
1	Farm to Table dinners.
1	Farm to table picnic
1	Farm to table. Lamb to sweater.
1	Farm tours and farm to table events interest me.

Count	Response
1	Farm tours for adults and esp children
1	Foraging Holistic management Hunting
1	Golf course.
1	Harvest celebration for area gardeners and farmers
1	Have short classes on stages of growing grain, vegetables,etc. (On site and for an evening?)
1	Help eliminate weeds and teach people how to grow plants correctly
1	Hiking or riding through when not interfering with farm ops or wildlife habitat.
1	Hiking, running, biking, horseback riding on small easements
1	Holiday community gatherings
1	Horse back riding fishing etc
1	Hunt and fish
1	I am interested in soil health, vegetation diversity, not entertainment
1	I feel it should be educational only. As a long time volunteer I don't think it is appropriate for you to ask for people to volunteer to assist commercial operations.
1	I think that farm dinners and you-pick events would be very valuable. The you-pick event could also teach young kids to learn how to farm the veggies.
1	I would be interested in participating in community gardens
1	I would buy organic food from OSMP if I knew it was organic. Is it?
1	I would like to farm one of boulder county's open space lands. Using small scale-diversified organic farming practices that focus on season extension, supply year-round food and saving seeds that are adapted to the front range climate
1	I would like to pay a fee to go pick what I want at a farm, instead of paying for the now way over-priced items available at the Farmers' Market. Farmers' Markets are supposed to be cheaper than grocery stores, but that is certainly not the case in Boulder.
1	I would love to have more neighborhood shared farms and split the bounty. I would also be interested in farmer markets with reasonably priced items.
1	Just be able to visit and explore with no money involved.
1	Learning to farm organically, all naturally, without chemicals. And, yes, farm dinners and you pick opportunities and similar. But only if the vast majority of the food is organically grown.
1	Love you pick events. Would be interested in gleaning

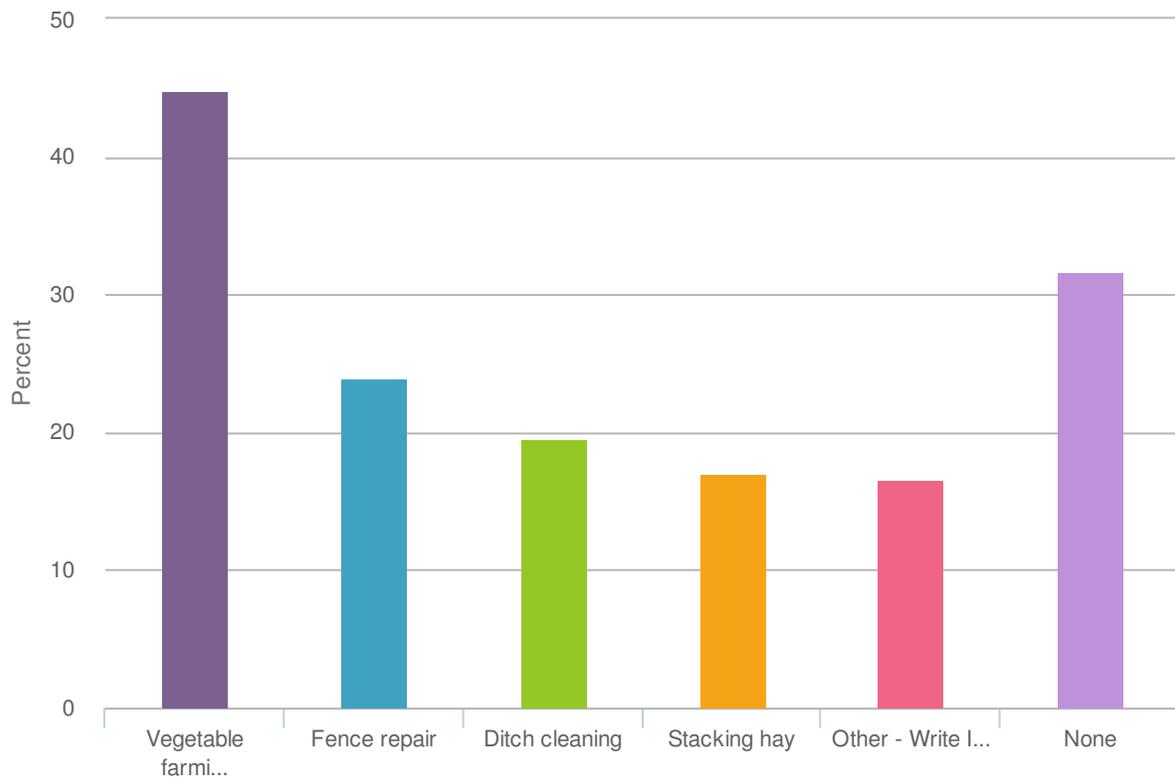
Count	Response
1	Markets, hayrides, limited corn mazes, haunted hayrides, craft beer tasting, marijuana meal pairings, a few paintball courses.
1	More chances to see/tour the daily operations. That would be interesting.
1	Most land that has been purchased already was for the phrase Open Space. The land for Open Space should be just that and not a profit center for government. If a particular piece of ground is becoming a weed problem the open space program should pay local farmers to farm it and / or control the weeds instead of renting the open space for a government profit center.
1	Multicultural farm dinners using local ingredients to create simple, yet delicious international dishes; events that support low income or homeless people in need of fresh food; community service and restorative justice programs for youth and non-violent offenders; seed giveaways or swaps; photography or video classes -- learning how to tell stories with hands-on practice
1	NA
1	None for myself but I want these types of events for community members. I think it's especially important for young children to see the connection between agriculture and the food on their table. My children learned this through 4-H by raising chickens, helping friends with livestock showing and hunting and fishing.
1	Observe/participate in cattle operations - roundup, branding, sorting. Farm dinners, hayrides, picnics. Community building - barn raising, haying, threshing bee.
1	Opertunities for horseback riders
1	Permaculture action days and learning events
1	Pick own food
1	Pick your own. Buying pasture raised meat on the hoof.
1	Picking vegetables Working with animals
1	Picnic, hiking, photography
1	Plant-based farm dinners. Educating folks on the ever increasing dangers animal agricultural had on the planet and human health.
1	Put my bees in a safe place with safe forage.
1	Recreation, when and where it does not interfere with ag.
1	Ride horses safely. Without bikes and ATVs scaring my horse
1	Ride horses, farm dinners, pick-your-own veggies/flowers/herbs, watch a team of horses at work putting up hay.
1	Rides in wagons pulled by horses
1	Send my kids to work on farm Farm dinners Camps

Count	Response
1	Since have my own farm I would be most interested in getting to know other farmers and co-operating with them to preserve ag land and wildlife habitat on public and private land.
1	Sure, if it's organic with wild spaces and respect for wildlife.
1	Teaching about canning and preserving, how to grow on balconies or porches, humane animal herding
1	The importance of bee keeping Using goats to keep the weed population down & for their milk You-pick event Learning more about healthy soils that support healthy plants & do not poison the environment-
1	Tours and on-site education about agricultural uses
1	Tours for families so children can learn where their food comes from.
1	Trail rides with horses
1	Trail rides, hikes.
1	Try to milk a real cow.
1	U Pick, seasonal Community Pitch In Projects, farm experience for kids / teens, bird / owl watching, farm dinners, etc
1	U-pick, farm tours, etc.
1	Viewing - just seeing it every day.
1	Walk a dog, ride a bike.
1	Weddings
1	Wow, farm dinners and you-pick events sound great!! I grew up in Boston where Fall's apple orchards and summer's blackberry you-pick farms were highlights of my year. Also made me aware as a child of where my food came from.
1	Yes both! Anything offered...would love to learn more about farming and agriculture.
1	Yes! Farm dinners, you-pick, and more. Here at the Boulder CVB we promote agritourism - agriculture experiences for tourists. Regularly scheduled events that happen on a regular basis are the easiest for us to promote. Currently we are promoting the Antique Farm Equipment exhibit at the old Viele/Van Vleet Ranch. Also, there are 18 other experiences throughout the County that we have mapped out on our brochure entitled, "The Boulder County Farm Trail." Today's farmers have a hard time making a living from just the land, we strongly believe that hospitality is a way to bring in more income - welcoming people on to the farms/land for tours, workshops, dinners, pumpkin patches, corn mazes, you-pick, etc. Agritourism for both leisure visitors (just a family of 4 driving thru) and small meeting groups that want to do something here in Boulder at their meeting that they can't do anywhere else in Colorado. Please call me if you'd like to see our brochure and/or meet to discuss furth
1	Yes, farm dinners !! Farmers provide internships to local students.
1	You pick

Count	Response
1	You pick events
1	You pick events and farm to table dinners
1	You pick events and lease availability maybe even share cropping
1	You pick events would be great for us as we have a family and no vegetable garden or yard. Dinners would be only for the wealthy or young professionals who could afford it.
1	You pick events. Tours of farms, including history.
1	You pick events. Farm stands. Children learning.
1	You pick events...I am not sure what other options are available. I did hear GMO crops were being grown and I do not support GMO crops on open space until there is more science on the risks
1	You pick sounds fun. Can never have too much fresh zucchini, right?
1	You pick!!
1	You pick, farmers market, hands on kid activities
1	You said it best, farm meals and you pick events
1	You-pick
1	You-pick
1	You-pick anything would be great, but especially fruits that are hard to find ripe and sweet at the grocery store like strawberries and cantaloupes and blackberries. Farm dinner sound fun too.
1	You-pick events!
1	You-pick events!!! farm dinners farm open houses food gardening and farm animal husbandry workshops more community gardens! community farm
1	You-pick events, community garden patches
1	You-pick events, farm dinners, volunteer farm work opportunities
1	You-pick would be great, also chances to get close to and learn about farm animals.
1	You-picks would be nice. More promotion of where one can get local raised meat and poultry. Hog slaughtering demo!
1	big crops
1	deer and rabbit ranching
1	educational events, harvest festivals and other social events that bring the community together to celebrate the land, food, and people of Boulder

Count	Response
1	farm dinners
1	farm dinners farm & brewery pairings
1	farm dinners and you-pick events.
1	farm dinners, farming, livestock grazing - I am interested in leasing open space in small parcels
1	farm dinners, you-pick events
1	farm dinners; bring organic food to our farmers market
1	farm to table dinners
1	hike
1	horse trail rides
1	horse-related activities
1	intern at a local farm
1	mountain biking
1	nature walks on trails biking on trails
1	not use gmo's
1	observing farms and farmers in action
1	please work with BVSD to have elementary and middle school students visit working farms.
1	purchase local produce from farm stand
1	trail rides, trail riding
1	want to discuss potential for city/county cooperative organic ag research, development and demonstrations to get totally away from all chemically intensive agriculture. I have a farm that with suitable infrastructure that might be used for this purpose; is adjacent to about 30 acres of ag open space
1	you pick events
1	you pick events don't know enough to suggest something
1	you pick events are very good for the community
1	you pick events, rec opportunities, wildlife viewing
1	you pick would be great!
1	you pick! :-)

## 8. What type of volunteer activities would you like to do on City of Boulder Open Space and Mountain Parks' agricultural land?



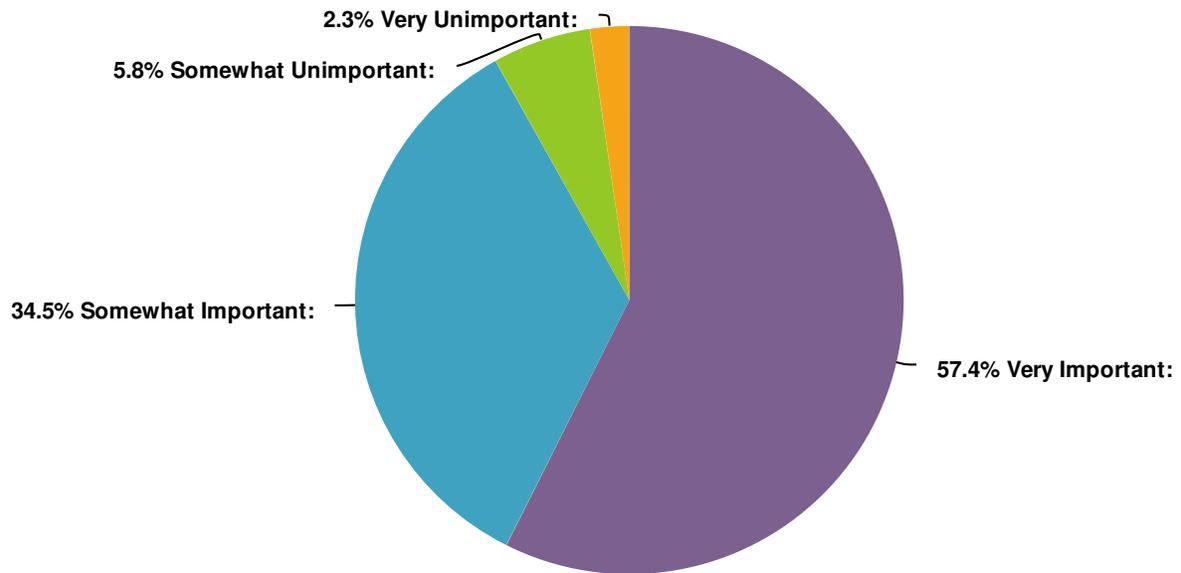
Value	Percent	Count
Vegetable farming	44.8%	103
Fence repair	23.9%	55
Ditch cleaning	19.6%	45
Stacking hay	17.0%	39
Other - Write In	16.5%	38
None	31.7%	73

Other - Write In	Count
cattle drives	1
Animal care	1
Anything to make Boulder more	1
<b>Total</b>	<b>35</b>

Other - Write In	Count
Bee Keeping	1
Care for animals and/or	1
Caring for farm animals	1
Done it all already	1
Establishing corridors for public access, trail connections, and wildlife viewing.	1
Farm stand sales.	1
Feeding orphan lambs	1
Fencing removal	1
Gathering cows and branding vows	1
General clean up	1
Harvesting, canning, drying...	1
Have gotten too old to be of much use!	1
I have more than enough to do to keep my own farm working :))	1
I work six days a week to live here, no time to volunteer	1
I'm to busy with work in my own farm to volunteer at another farm	1
Installation of pernnial food systems	1
Let people sign up to clean sections of trail like they do on roads.	1
Need to think about that	1
Not Sure Yet	1
Raising animals	1
Teach horsemanship	1
Tear down all fences starting with the barb wire first	1
Weeding picking	1
barn raising	1
help with animals	1
Total	35

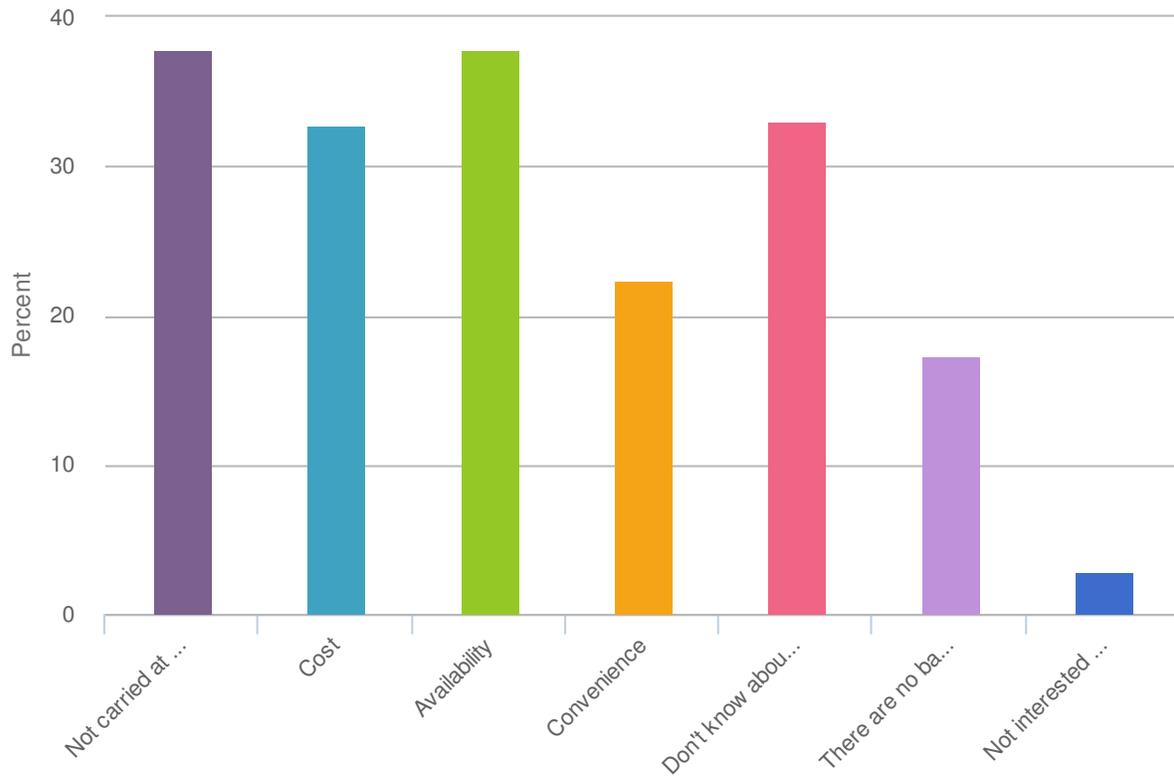
Other - Write In	Count
mountain biking	1
raking sand traps	1
seasonal livestock care	1
see previous comments; am environmental scientist and farmer	1
trail maintenance	1
trash clean up efforts	1
weed control - I volunteer to do this	1
Total	35

## 9. How important is buying local food to you?



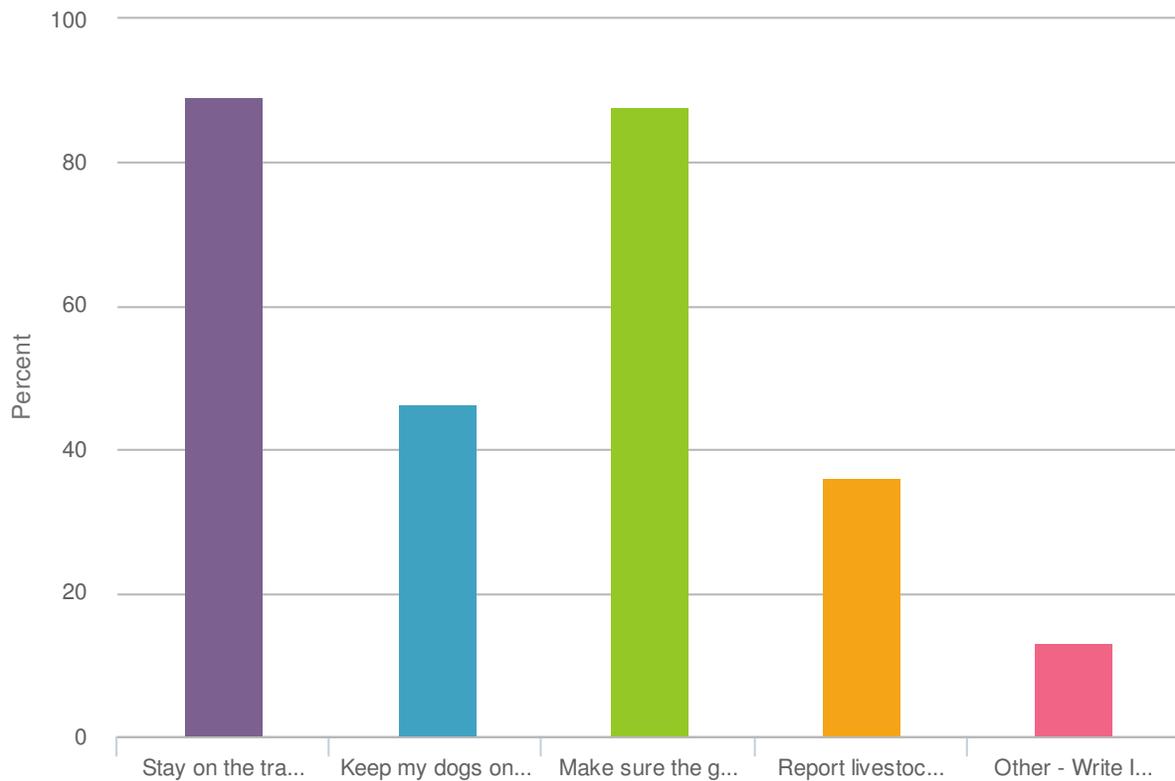
Value	Percent	Count
Very Important	57.4%	148
Somewhat Important	34.5%	89
Somewhat Unimportant	5.8%	15
Very Unimportant	2.3%	6
<b>Total</b>		<b>258</b>

### 10. What are the barriers limiting you from purchasing food grown or raised on City of Boulder Open Space and Mountain Parks' agricultural land?



Value	Percent	Count
Not carried at the grocery store	37.8%	96
Cost	32.7%	83
Availability	37.8%	96
Convenience	22.4%	57
Don't know about it	33.1%	84
There are no barriers	17.3%	44
Not interested in local food from OSMP	2.8%	7

## 11. While visiting City of Boulder Open Space and Mountain Parks' agricultural land, do you?



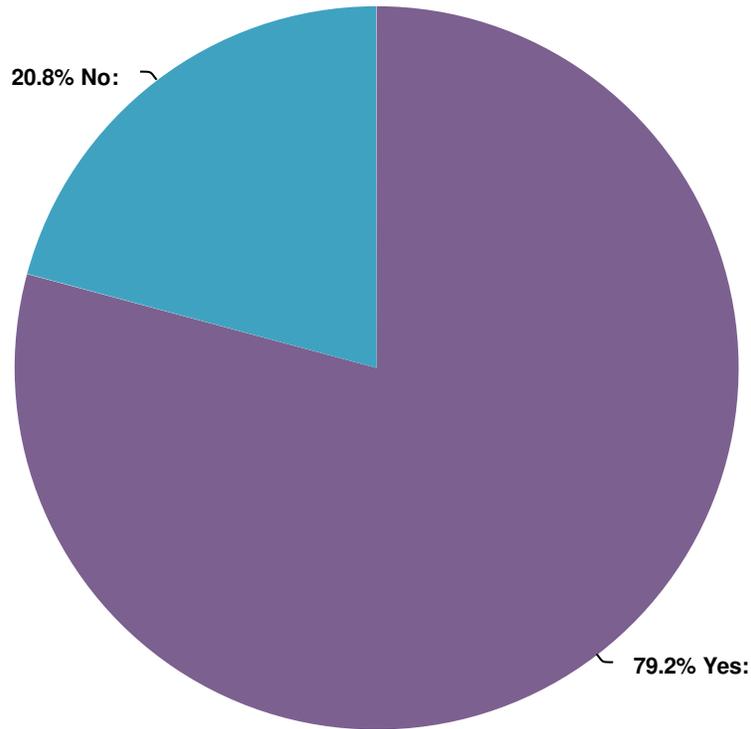
Value	Percent	Count
Stay on the trail when near the pastures, hayfields and crops	89.3%	218
Keep my dogs on a leash whenever livestock is visible	46.3%	113
Make sure the gates are closed behind me	87.7%	214
Report livestock outside of fenced fields	36.1%	88
Other - Write In	13.1%	32

Other - Write In	Count
don't have a dog	2
(I don't have dogs)	1
Be respectful on the trails of habitat and wildlife	1
Dead cattle	1
<b>Total</b>	<b>31</b>

Other - Write In	Count
Dispose livestock on public lands while fearing their ghoulish death at the slaughterhouse.	1
Don't have a dog	1
Enjoy myself	1
Enjoy volunteering at Cure and Black cat Farms	1
I don't have a dog so I didn't answer that one	1
I don't have a dog.	1
I dont have a lot of time for recreation, but when I do I respect both the farms and the wildlife.	1
I haven't visited these lands. Where are they?	1
I try to stay away from these areas due to all the dogs and cheat grass - restore them to native prairies!	1
I'm not aware of agriculture land in the areas I visit	1
Keep my dogs leashed 100% of the time, because it's safer for all dogs and livestock, and it's courteous to people. I have 2 dogs. People who walk their dogs off leash are just too lazy to train them. TRUE Voice and sight control means the dog gets the same distance of a walk as an on leash dog.	1
Pick up trash	1
Please post signs about how to proceed when livestock is close by.	1
Read signage along pathways and public access	1
Report anyone doing anything wrong.	1
Report safety issues and violations.	1
complain about the cow and horse poop	1
enjoy	1
go off-trail occasionally	1
report dogs and people not adhering to the rules.	1
share the trail safely	1
take photographs especially of old buildings and equipment	1
take photos	1
walk on the trail to get to the park area of Wonderland Lake	1
Total	31

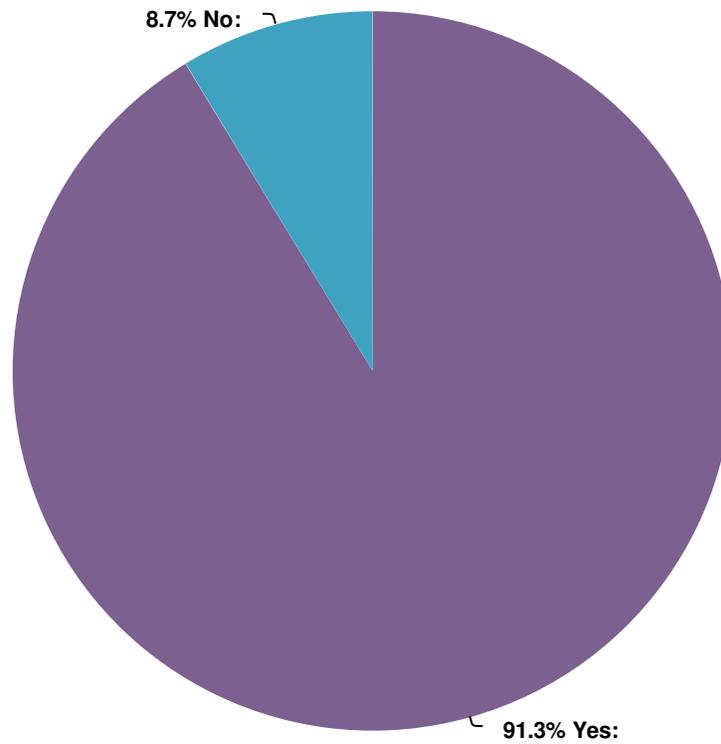
Other - Write In	Count
when I'm hiking I don't know when I'm in open space and when I'm not	1
would keep my dog on a leash if I owned one	1
Total	31

## 12. Do you intentionally support local farmers and ranchers by seeking to purchase their products?



Value	Percent	Count
Yes	79.2%	202
No	20.8%	53
<b>Total</b>		<b>255</b>

13. Would you support temporary closures of discrete agricultural fields in response to crop damage caused by humans or pets trampling crops during the production season?



Value	Percent	Count
Yes	91.3%	230
No	8.7%	22
<b>Total</b>		<b>252</b>

14. Please describe how you support or connect with local farmers and ranchers. If nothing comes to mind, please leave this question blank.



Count	Response
2	CSA member
1	?
1	Ag tours are wonderful. Love meeting the farmers and learning about local farming challenges.
1	Answer to #11 is "it depends" -- on the extent of the "crop damage", what type of crop, etc.
1	Boulder County 4H & Fair
1	Buy farmers fruits and vegetables.
1	Buy food, eat at locally sourced restaurants, wave when passing
1	Buy from farmers market organic producer in season.
1	Buy from them
1	Buy hay, graze horses
1	Buy local when advertised on packaging
1	Buy when I can and encourage others, if it's organic.
1	Buying goat milk from local farms Buying vegetables I don't grow at the farmers market
1	Buying local at grocery stores. Purchase from farmers market
1	Buying organic and local food and joining a CSA.

Count	Response
1	By making a commitment to avoid policies that infringe on the spaces preserved.
1	CSA
1	CSA member 63rd Street Farm CSA member mmlocal Farmer's Market
1	CSA membership and farmers market
1	CSI and looking for labels at King Soopers and Whole Foods. Plus, my wife works for BCPOS so we are consistently connected.
1	Csa
1	Displays about local farmers at city grocery stores
1	Farmer's Market
1	Farmer's market every week, visiting local farms, going to Boulder County Fair, Farm dinners
1	Farmer's market, CSAs and direct marketing
1	Farmers market
1	Farmers market
1	Farmers market Farm dinners Farm classes Eat at local restaurants that support local farmers
1	Farmers market regular for local produce purchasing.
1	Farmers market shopping and eating at restaurants that serve locally sourced food.
1	Farmers mkt Buying local Csa
1	Follow on social media (what is ripe or in season),
1	For 45 years, my family has bought vegetables from Munson's Farm or other local roadside stands.
1	Go to farmers markets
1	Going to farmers markets. Attending agricultural and other open space events.
1	Here at the Boulder CVB we promote agritourism - agriculture experiences for tourists. Currently we are promoting the Antique Farm Equipment exhibit at the old Viele/Van Vleet Ranch. Also, there are 18 other experiences throughout the County that we have mapped out on our brochure entitled, "The Boulder County Farm Trail." Today's farmers have a hard time making a living from just the land, we strongly believe that hospitality is a way to bring in more income - welcoming people on to the farms/land for tours, workshops, dinners, pumpkin patches, corn mazes, you-pick, etc. Regularly scheduled events that happen on a regular basis are the easiest for us to promote. Agritourism for both leisure visitors (just a family of 4 driving thru) and small meeting groups that want to do something here in Boulder at their meeting that they can't do anywhere else in Colorado. Please call me if you'd like to see our brochure and/or meet to discuss further. Kim Farin - 303-938-2066.

**Count Response**

Count	Response
1	I am a local farmer working on a local farm
1	I am a local farmer. Grow specialty crops, hops for local brewers and herb companies. Previously operated for 8 years a diverse vegetable/fruit CSA.
1	I am a local small farmer
1	I am a young farmer that tries to purchase only from other local farmers that I am slowly getting to know (at least from a distance) and know who they are (that's what I love about farmers in boulder...they're like the local celebrities)
1	I am interested in the use of agriculture, especially grazing, to help recreate the diversity of species and the health of soils that might have been present before European contact. I do not see any large barriers between this goal and a reasonable level of economic production on OSMP lands
1	I buy from farm stands
1	I buy hay for my life stock. I own horses and chickens
1	I buy local foods at Isabelle farms--but I can rarely afford their prices. I used to be in Monroe Farm CSA, and I loved it.
1	I buy local natural beef from Colorado's Best Beef company, shop at Munson Farms, am available to help cattle operations with gathering, shipping, vaccinating etc.
1	I buy local whenever possible, and I'm willing to pay more for it. I vote to support local farmers and ranchers.
1	I buy locally grown when I can afford it.
1	I buy their products, if organic
1	I enjoy seeing the seasons unfold throughout the farming year - tilling, disking, planting, crops growing, harvesting, calving season... I always wave to the farmers and ranchers as I pass by on the trail.
1	I go to farmers market and buy from a CSA.
1	I go to farmers market. I belong to CSAs. I shop at roadside farm stands. I buy meat from local rancher.
1	I go to the farmer's Market
1	I grew up on a farm in Ohio. The disconnect between suburban privileged recreational land users and ag lands in use for open space is shocking to me. Every time I ride my bike on open space I see gates left open, trash and dog feces strewn about, and hikers and dog owners off trail or letting their pets run rampant. I am shocked at how tolerant the land lease farmers are with some of these users, and I hope BCPOS can help bridge the gaps in understanding and careful use of managed open space lands. One of the biggest disconnects I see is with gates not being kept in good repair and not having usable latches. I feel like you would have a lot more compliance in managing expectations around closing gates if it were both more meaningfully enforced (more and more visible ranger / trail marshal presence), properly messaged, if there were meaningful and visible temporary suspensions of open space access for non compliance, and if there were more consistency and efficiency in how gates actual

Count	Response
1	I grow hay for Fred Stengel.
1	I lease private land and grow vegetables for a Csa program
1	I look for local farm labels in Natural Grocers and Whole Foods and Luckys. I look for roadside signs for local produce and meats and eggs. I would like to support farmers and ranchers more.
1	I look for signs in grocery store Andrew choose those items
1	I manage honey bee colonies on their land.
1	I network and seek out local options
1	I only buy organic products. If said farmers are not organic, I have NO interest in supporting them in any way. Just like the Farmers' Market, cost and product is a huge deterrent to buying anything from them.
1	I personally know a farmer & discuss his operations because I'm curious.
1	I purchase at the farmers market and at whole foods when I see local, as well as the individual farmers stands
1	I purchase from them.
1	I purchase produce from local farms.
1	I purchase their produce, though I wish I got to visit the farms more or knew more about visiting the farms so I don't feel like I'm walking in completely unprepared.
1	I purchase their products and volunteer at Cure more than 20 Thursday's. I also communicate to many citizens about the OSMP agricultural programs-I am somewhat surprised they are not aware of the 15,000 acres devoted to agriculture.
1	I really appreciate the Longs Garden and the Mountain Flowers Goat Dairy. They are the most accessible farms in Boulder County.
1	I shop at the isabell farm stand. I participate in the Ag Bus Farm Tours. I volunteer with Wildland Restoration Volunteers... can we help with BCPOS farm land too?
1	I stop and talk to ranchers and farmers and Equine facilities often
1	I stop and talk to them when they are on OSMP lands.
1	I take note of local produce where marked. I prefer it. However, my grocery store usually just flags Colorado-grown produce. I am dismayed that Boulder's farmers market charged more than Longmont's.
1	I talk to the farmers at the markets.
1	I try to go to the farmers market, but it doesn't always work with my schedule

**Count Response**

1	I try to shop at local farms, farmers markets. I'd LOVE to buy an old farmhouse on open space or conservation easement property and do small scale farming in the larger scale setting. I think our open space and Ag lands are the very best asset of boulder county.
1	I try to support them whenever I find the opportunity.
1	I visit the farmer's market whenever I can, but it's hard to make it there and the prices are quite a bit higher than I can handle to buy all food from them. I seek out other opportunities to buy from farmers--farm stands, etc. I try to choose local options when possible at grocery stores, but there aren't local options for most items and sometimes the cost is prohibitive.
1	I would go to fun events on their fields. Dinner and beer pairing, followed by a movie on a big screen outside, or a hoedown
1	I'm very lucky to live near both the Cure and Munson farms, and patronize them whenever possible. I also buy products at the Longmont Farmers' Market and local products at Whole Foods.
1	I've been on the tour before to learn more about the production farmers in Boulder county. I've spoken at the council meetings after learning about what the farmers do to improve and care for the land. I appreciate the opportunities the county offers to meet and speak with families that have taken care of this land for generations. Hopefully if you continue to offer chances to speak to and learn from these individuals we can get more citizens to see them as neighbors and stewards of the land instead of being vilified and feared out of ignorance.
1	I've lived on a farm surrounded by other local farms my entire life up until college. We help each other out when needed. Its as simple as that. I know that even though our crops or livestock don't distribute to us locally, it's a higher chance that we will buy products from our grocery store that originate from other small farms just like us. Thus, buying from any local grocery store is the same thing as supporting our local farmers.
1	I've taken my grandchildren to the agricultural open house days in Longmont
1	I've volunteered at Cure once and made purchases from their store once. I buy pumpkins at Munson's and sometimes local produce from the farmers market and stores.
1	If I see a local stand, like Munson's, I use them.
1	If the produce is organically grown and from a local source I will purchase it regardless of price.
1	It doesn't make sense to me that cattle are allowed to graze on OSMP lands when people are excluded during bird nesting season. Surely their 24/7 random trampling does more harm to nests than people on trails!
1	It's important for urban dwellers to connect with food production, to understand the challenges, and to hopefully realize that it's not some utopian idea with black and white prescriptions for the right way to do things.
1	Leave the real farmers and ranchers alone. Don't steal their land for the republics own personal "open space" weed patches!
1	Live in a farm.

**Count Response**

Count	Response
1	Local farmers markets
1	Most land that has been purchased already was for the phrase Open Space. The land for Open Space should be just that and not a profit center for government. If a particular piece of ground is becoming a weed problem the open space program should pay local farmers to farm it and / or control the weeds instead of renting the open space for a government profit center.
1	My home backs up to open space that has cows part of the year and is then allowed to grow for hay the rest. I love having all of that behind my house and talk to the farmers when something arises.
1	Please; we have to start somewhere in NOT USING POISON to make food we eat; never mind its effect on our environment. No more crop spraying, no pesticides; no herbicides; develop volunteers, adults, boyscout, girlscout, community service DUI'ers, anyone to keep poison out.
1	Purchase CSA
1	Purchase at farmers market. CSA member. Purchase local value-added food products. Advocate for farmers on various committees and organizations. Support a food hub to facilitate wholesale sales of local food.
1	Purchase from farm stand farmers market or organic stores.
1	Purchase locally grown produce.
1	Purchase locally, visit farmers market, go to ditch meetings, email and social media
1	Purchase produce at Farmer's Market
1	Purchase their products! Encourage OSMP to continue making affordable leases available!
1	Purchasing at farmers market
1	Purchasing direct from the farmers and fighting to protect the environment
1	Return the than to private owners
1	Seeking and buying their products, farmers market, taking surveys
1	Support equestrian and ranching activities. Ride horses in parades and open space trails. Preserve some of the Western heritage
1	Support local produce farming. Do not support livestock on osmp.
1	The boulder farmers market is a great way to connect.
1	They are my
1	Try to buy local fresh produce when convenient and readily available at supermarkets: Colorado corn, peaches, apples, pears. Don't buy much at the farmer's market because it's just too expensive for me.
1	Visit farmer's markets from time to time I participate in a CSA sometimes

Count	Response
1	Visit the Farmer's Market regularly Stop at on-farm food stands Make buying local a top priority
1	Visiting local farmers market.
1	Volunteer buy their food when available
1	We are a local farm!
1	We are a low income family (not Hispanic) rare in Boulder co- but we would like to buy local food but can't afford it.
1	We are part of 2 organic CSA's on Boulder open space!
1	We are part of a CSA / Cure Organic Farms
1	We belong to a CSA. We purchase local food. We promote CSA's to our friends and family.
1	We commonly frequent the local farmer's market and buy produce there, as well as buy from local farm stands like Munson's. My son is no longer in 4-H but he helped out on farms that his friend's families owned.
1	We frequent Ollin Farms. They are within a bike ride of our house and they raise quality food
1	We get milk from the Longmont dairy and shop at the Boulder farmers market.
1	We go to the farmers market and buy stuff from them instead of the store
1	We own a consumer packaged good business and when our crop is in stock we buy from the farm in Longmont. I'm not sure if they lease their land. We also have/had participated at the farmers market both as vendors and as consumers.
1	We purchase corn from local farmers and grow our own vegetables.
1	We try to buy local produce (mostly from small grocery stores). Would love to support produce growers from OSMP. Should promote it more, in emails or on facebook. What's available and where. Thank you.
1	We've previously subscribed to a CSA farm box and occasionally visit the Boulder farmer's market to buy regionally produced produce.
1	Went to county commissioner meetings to support GMO crop and wrote/ spoke to county commissioners. Try to be good steward of the ditch that runs through my property. Purchase locally grown hay
1	You are doing the open house meeting the day BVSD starts! this shows that you are not in touch with the local community. It's kind of like having a meeting the day before Thanksgiving.
1	farmer's market
1	farmers markets, CSA, volunteering
1	if it is tasty food, i support local. if not i do not support but, buy another product. ex: local regular-sized tomatoes are terrible; cherry tomatoes can be quite delicious

**Count    Response**

---

1            purchase direct at farmers market

1            we adjoin a city OS property leased to a cattle grazer/hay farmer served at the end of our irrigation ditch lateral. She (and the city) does nothing to help us clear the ditch so we do all of that; we also have called her when the cattle get out and have repaired the fence, which she seems unwilling to do.

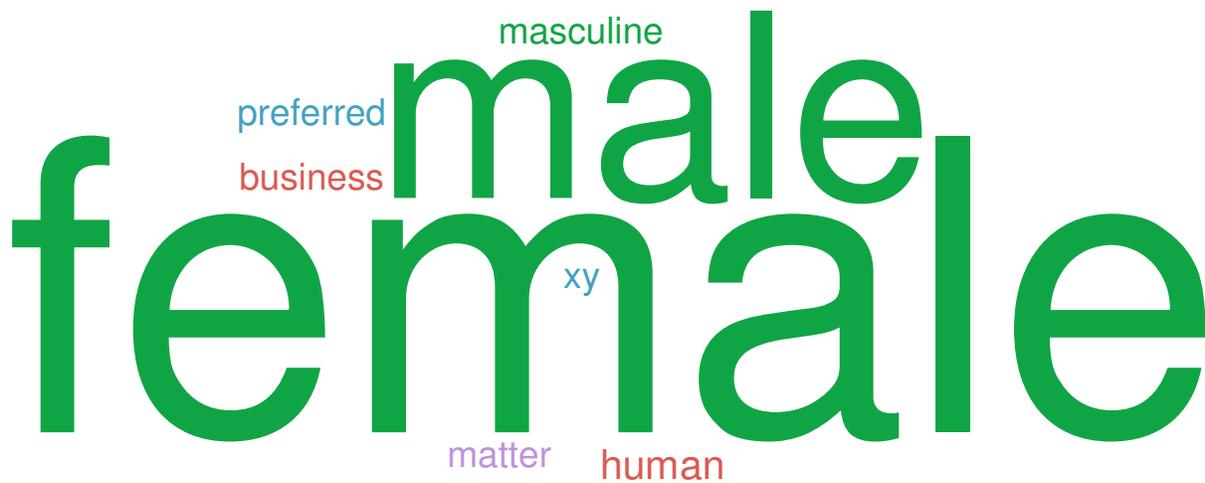
1            we buy only organically farmed produce at the local farmer's market. We would love to see little or no pesticide/ herbicide usage by local farmers.

1            we buy raw milk from a dairy farm via herd shares. we buy local produce at local farmers markets.

15. When you are looking for information about open space, nature-related topics or opportunities to enjoy the area's public lands, in which of the following ways do you prefer to get this information?

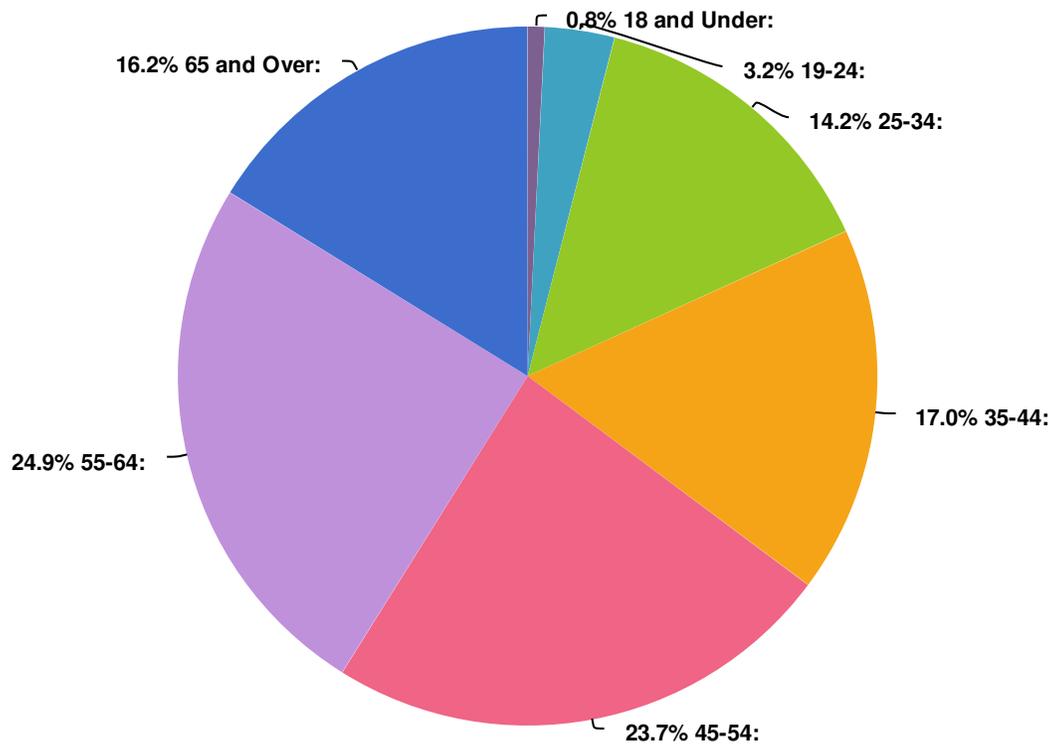
	<b>Very preferred</b>	<b>Somewhat preferred</b>	<b>Moderately preferred</b>	<b>Not very preferred</b>	<b>Not at all preferred</b>
Receive online communications (social media, OSMP emails)	136 54.0%	59 23.4%	31 12.3%	11 4.4%	15 6.0%
Read or access online content (OSMP website, blogs, other websites)	116 47.2%	77 31.3%	35 14.2%	8 3.3%	10 4.1%
Read printed content (newspaper articles, brochures, fact sheets)	39 15.9%	54 22.0%	77 31.4%	45 18.4%	30 12.2%
Watch visual media about OSMP <i>online</i> (YouTube, Vimeo)	33 13.7%	47 19.5%	53 22.0%	67 27.8%	41 17.0%
Watch visual media through local TV channels, cable or satellite	16 6.7%	14 5.8%	39 16.3%	78 32.5%	93 38.8%
Listen to recorded audio media (podcast, audiobook)	13 5.5%	36 15.2%	43 18.1%	72 30.4%	73 30.8%
Talk with other people about OSMP	57 23.6%	72 29.8%	70 28.9%	26 10.7%	17 7.0%
Hear from community organizations representing activities, interests	52 21.4%	74 30.5%	71 29.2%	29 11.9%	17 7.0%
Attend public meetings	29 11.8%	46 18.7%	59 24.0%	64 26.0%	48 19.5%

## 16. What is your gender?



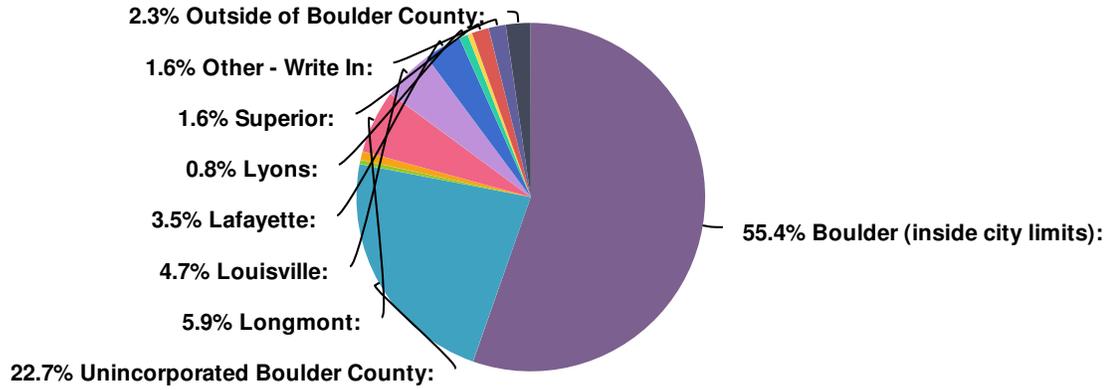
Count	Response
128	Female
78	Male
16	female
9	male
4	M
2	F
2	human
1	Female.
1	Human
1	Masculine
1	None of your business
1	Very preferred
1	Why does that matter?
1	Xy
1	f

## 17. What is your age?



Value	Percent	Count
18 and Under	0.8%	2
19-24	3.2%	8
25-34	14.2%	36
35-44	17.0%	43
45-54	23.7%	60
55-64	24.9%	63
65 and Over	16.2%	41
<b>Total</b>		<b>253</b>

## 18. Where do you live?



Value	Percent		Count
Boulder (inside city limits)	55.5%		142
Unincorporated Boulder County	22.7%		58
Eldorado Springs	0.4%		1
Erie	0.8%		2
Longmont	5.9%		15
Louisville	4.7%		12
Lafayette	3.5%		9
Lyons	0.8%		2
Niwot	0.4%		1
Superior	1.6%		4
Other - Write In	1.6%		4
Outside of Boulder County	2.3%		6
<b>Total</b>			<b>256</b>

Other - Write In	Count
Arvada	1
Broomfield	1
Coal Creek Canyon	1
Jefferson County but we work, play and shop in Boulder.	1
<b>Total</b>	<b>4</b>

## MEMORANDUM

TO: Open Space Board of Trustees

FROM: Tracy Winfree, Director, Open Space and Mountain Parks  
Mark Davison, Community Connections and Partnerships Manager  
Mark Gershman, Environmental Planning Supervisor

DATE: Oct. 26, 2016

SUBJECT: Boulder County Comprehensive Plan: Open Space Element Revision

---

The Boulder County Comprehensive Plan (BCCP) was developed to create a framework for coordinated and responsible land use decisions affecting the lands in Boulder County. The plan, initially adopted in 1978 is based upon the principles that growth should be channeled to municipalities, agricultural lands should be protected, and that the preservation of environmental and natural resources should be a high priority in making land use decisions. The BCCP is comprised of several elements that provide goals and policies for key county-wide topics, including an Open Space Element (OSE). From time to time the elements of the BCCP are updated to reflect changes in practices, achievements of the county and its partners, and evolving patterns of the factors affecting land use. In 2015, Boulder County staff began working on an update to the OSE, the first since 1996.

In late August of this year, Open Space and Mountain Parks (OSMP) received a request from Boulder County to review and provide comment on a draft of the OSE update. The timing of the request in the context of the Open Space Board of Trustees (OSBT) schedule precluded OSMP staff from presenting the draft or its comments to the Board before their due date. This memo is intended to provide the OSBT a status report on the relevance of the OSE element to OSMP, the changes that most affect OSMP lands and services, the city's comments to the county and the county's response. The OSE element will be considered by the Boulder County Planning Commission for final approval on Oct. 19, 2016. The Planning Commission packet can be accessed on the [BCCP Web Page](#).

### The BCCP OSE and its Relevance to OSMP

The BCCP was developed pursuant to a statute that states it is the duty of each Colorado county to draft and adopt a master plan for the physical development of the unincorporated areas within the county. Most OSMP-managed lands lie outside the corporate limits of the City of Boulder and within unincorporated Boulder County.

The approval process for the BCCP does include (or require) the approval of the OSBT or the Boulder City Council. However, because of their location, almost 90% of city-managed open space lands are directly affected by county land use regulations and policies informed by the BCCP—including the OSE. The goals and policies that guide Boulder County's Open Space program are important considerations for the city as we are frequently seeking partnerships with the county on the acquisition and management of open space lands, and the delivery of open space service to the community. Consequently, understanding, and participating in the review and updates to the OSE have important and far reaching consequences for OSMP. More fundamentally, since so much of city-managed open space

lands lie within unincorporated Boulder County, it is in both governing bodies interests to ensure that there is consistency between the policies that guide the two open space programs. Because of our long-standing and overlapping objectives, OSMP has been able to make significant contributions to the BCCP goals especially those related to Parks and Open Space, Environmental Resources and Management, as well as Agriculture and Cultural Resources.

#### OSE Changes Affecting OSMP, Comments and Responses

The objectives of this update were focused more on stylistic issues, a more forward looking orientation, and updates to reflect actual changes in the services provided the Boulder County Parks and Open Space Department since the last OSE update in 1996. During the review of the update, most of the changes were seen as beneficial and helpful, clarifying the broad practices and current trajectory of the department's service delivery. Only a few of the changes raised questions during OSMP's staff review. OSMP's detailed comments are included as Attachment A.

- The update proposes the removal of the Proposed Open Space designation from the BCCP mapping. OSMP was interested in learning more about the particular "Proposed Open Space" areas that have *not* been acquired and would lose the protection or emphasis provided under the existing policy, especially those that overlap with OSMP acquisition priorities. County staff responded that many of the parcels included in the "Proposed Open Space" designation had been acquired, including some acquired by the City of Boulder, and that the designation was no longer a primary driver of where the county sought to acquire open space. In response to OSMP staff's request, the county is preparing an analysis that would show which "Proposed Open Space" properties that have *not* been protected are located in the acquisition areas identified in the OSMP Acquisition Plan. Staff from the city and county have discussed other mechanisms by which the two agencies can coordinate on the protection of these lands that do not require the county to maintain the Proposed Open Space designation.
- Another change to the Open Space Map in the BCCP was a revision to the Scenic Corridor mapping. OSMP had questions about how the changes were envisioned to affected regulatory oversight of open space facilities, or changes in agricultural operations. County staff responded that the intent of the Scenic Corridor project was to develop a criteria-based system to replace what appear to be arbitrary designations of streamside and roadside "Open Corridors". They also indicated that it was the county's intent not to recommend denial of land use development permits solely on the basis of perceived effects to scenic corridors. They also indicated that OSMP lands made important contributions to many of the existing corridors and the types of facility development typically undertaken by OSMP have been consistent with the protection of scenic areas.

In summary, OSMP staff has concluded that the changes to the OSE are beneficial, unlikely to adversely affect the city's ability to delivery open space services, and should support a continued positive working relationship with Boulder County Parks and Open Space.

#### Attachments

- **Attachment A – OSMP's Detailed Comments**
- **Attachment B – Review Guide: Open Space Element Goals and Policy Update**

**From:** Gershman, Mark [mailto:GershmanM@bouldercolorado.gov]  
**Sent:** Thursday, September 08, 2016 6:44 PM  
**To:** Wobus, Nicole  
**Cc:** Winfree, Tracy; Davison, Mark; Pilcher, Ericka; Potter, John; OSMP EP; Nielsen, Tina; Case, Dale  
**Subject:** Referral packet for BCCP-15-0001: Boulder County Comprehensive Plan Open Space Element Update

Nicole:

I am writing in response to the e-mail dated August 24, 2016 from Anna Milner entitled, *Referral packet for BCCP-15-0001: Boulder County Comprehensive Plan Open Space Element Update*. Although the stated deadline for comments in the e-mail was August 7, Anna and I corresponded and she spoke with you to extend the deadline for comments from Open Space and Mountain Parks (OSMP) until September 9. Thank you for the opportunity to review the Open Space Element Update for the Boulder County Comprehensive Plan (BCCP). Thanks to you and Tina also for spending time to update Ericka Pilcher and me on the proposed Scenic Corridor Mapping Approach, and discussing the potential implications for the management of city OSMP lands and the delivery of open space services by the OSMP department. It was very helpful, and we would not have had the time to come up to speed without your help. The notification and review period for comments however did not allow staff time to review the materials and provide the Open Space Board of Trustees an opportunity to provide input. In the future and consistent with the spirit of policy 4.01, we would respectfully ask for sufficient time to provide the OSBT in the review process for BCCP policies likely to affect open space service delivery.

In addition to the comments given below, I have attached an annotated version of pages 1-11 from Attachment B (*Review Guide: Open Space Element Goals and Policies Update*) with comments on various changes proposed in the update. This appeared to be the best place to add comments in the context of changes to the element and feedback from the Planning Commission and the Parks and Recreation Advisory Committee (POSAC). Comments from OSMP in the attachment appear in [blue](#).

- Proposed Addition of Policy OS 5.03.01. Boulder County shall retain management authority of jointly owned properties with high environmental and natural values.**

The City of Boulder and Boulder County are in the process of renewing an intergovernmental agreement (IGA) that gives the city management of three jointly-owned properties. These properties are included in various designations in the Environmental Resources Element of the BCCP that would support the position that they have high environmental and natural values. The city, in accordance with the Visitor Master Plan and Trail Study Area planning has designated these areas as Habitat Conservation Areas, in recognition of such natural and environmental values. In August, the POSAC recently recommended that the Board of County Commissioners (BOCC) support the renewal of this agreement.

If adopted, Policy 5.03.01 would create a situation where the BOCC approval of the IGA (and the POSAC recommendation) would be at odds with the BCCP. OSMP staff shares Boulder County Parks and Open Space (POS) and Land Use staffs' concerns about this policy as contained in the staff memo for the *Progress Report on the Boulder County Comprehensive Plan Open Space Element Update* presented to the Planning Commission on August 17. In addition, the proposed policy assumes that Boulder County would always be the appropriate agency to manage jointly owned properties with high natural values. While this may often be the case, there may be situations where flexibility would be appropriate. Partner agencies *may* be better situated or equipped to offer an acceptable level of management. City OSMP and county POS staff have worked together to improve the language of both the IGA and the Boulder Valley Comprehensive Plan in response to concerns raised by the POSAC over the degree to which BCCP guidance

regarding environmental resources is considered by the city. In retrospect we believe that the IGA has a good track record for ensuring sound management and community service delivery on the affected properties. We look forward to on-going engagement at with POS staff to improve the situation when needed.

From our telephone conversation, it is my understanding that members of the Planning Commission expressed general agreement with the staff concerns over proposed Policy 5.03.01 and supported removing it from the Open Space Element Update. It is also my understanding that both the BOCC and the POSAC have been advised of staff's intent to remove this policy and have not raised objections. OSMP would recommend removal of this policy, and supports county staffs' proposal to do so.

Again my thanks on behalf of Open Space and Mountain Parks. Please feel free to contact me with questions or comments.

Mark

**Mark Gershman**  
**Planning Supervisor**  
**Open Space and Mountain Parks**



**City of Boulder**  
**Open Space & Mountain Parks**

O: 720-564-2046

[gershmanm@bouldercolorado.gov](mailto:gershmanm@bouldercolorado.gov)

66 S. Cherryvale Road | Boulder, CO 80303

[Bouldercolorado.gov](http://Bouldercolorado.gov)

**REVIEW GUIDE: OPEN SPACE ELEMENT GOALS & POLICIES UPDATE**  
 With Comments from 4-13-16 PC-POSAC Study Session and 6-23-16 POSAC Hearing

**ATTACHMENT B**

PROPOSED Open Space Goals	Staff Notes	EXISTING Open Space Goals	PC-POSAC comments
<b>Goal 1.</b> Boulder County values and preserves open space for its contribution to an exceptional quality of life.	Value	<b>C.1</b> Provision should be made for open space to protect and enhance the quality of life and enjoyment of the environment.	Discussion about "exceptional quality of life:" may need to be qualified? Quality of Life is more than open space.
<b>Goal 2.</b> Boulder County conserves the rural character of the unincorporated county by protecting and acquiring lands and waters of significant open space value.	Conserve	<b>C.2</b> Parks, open space, and recreation facilities should be encouraged throughout the county and should be integrated whenever suitable with public facilities. The county will assume only those financial responsibilities for public development as provided under Open Space Policy OS 4.02.	This change significantly reduces the profile of recreation facilities and parks. Is there a place where a corresponding emphasis on parks and recreational facilities is added? If not, is there a reason or objective for the deletion of the first part of C3 from either proposed Goal 2 or 3? Is this policy is more tied to "C.3"? It appears to more closely mirror the language of that goal.
<b>Goal 3.</b> Boulder County purposefully stewards its open space resources through sound management practices and appropriate visitor uses.	Steward	<b>C.3</b> Open space shall be used as a means of preserving the rural character of the unincorporated county and as a means of protecting from development those areas which have significant environmental, scenic or cultural value.	This addition makes sense, but seems unrelated to the corresponding "existing" goal C.3, which in turn seems more relevant to Goal 2.
<b>Goal 4.</b> Boulder County actively engages the public in stewarding, understanding, and enjoying county open space.	Engage	<b>C.4</b> A county-wide trail system shall be promoted to serve transportation and recreation purposes.	This addition makes sense, but seems unrelated to the corresponding "existing" goal C.4. As with the comment on Goal 1, this seems to represent a reduction of emphasis on the recreational uses of county open space. Is there a particular reason for this reduced emphasis? Is recreational use addressed elsewhere in the BCCP?
<b>Goal 5.</b> Boulder County collaborates with stakeholders and partners to promote and protect open space values <u>and functions</u> .	Collaborate	<b>C.5</b> The private sector, non-county agencies, and other governmental jurisdictions should be encouraged to participate in open space preservation and trails development in Boulder County.	PC-POSAC 4-13: Discussion about open space values.  POSAC 6-23: accepted

This addition makes sense, and the city values language about agency collaboration among the goals in the Open Space Element. Again specific reference to trails is omitted. Does the county seek to de-emphasize collaboration on trail projects, or are trails addressed elsewhere in the BCCP?

## REVIEW GUIDE: OPEN SPACE ELEMENT GOALS & POLICIES UPDATE

Comments from PC-POSAC Study Session 4-13-16 and POSAC hearing 6-23-16

Goal 1. [VALUE] Boulder County values and preserves open space for its contribution to an exceptional quality of life.			
PROPOSED POLICIES	EXISTING POLICIES	Staff Notes	PC-POSAC comments
<p><b>OS 1.01</b> Boulder County supports <del>all</del> conservation efforts that uphold <u>one or more</u> open space values <u>or functions</u>, <u>consistent with adopted plans and agreements</u>.</p>	<p><i>This new policy makes sense.</i></p>	<ul style="list-style-type: none"> <li>• New overarching policy concept</li> </ul>	<p>PC-POSAC 4-13: Discussion about open space values</p> <p>POSAC 6-23: accepted</p>
<p><del><b>OS 1.02</b> Boulder County shall utilize its Open Space program as an important tool for preserving the county's open space values.</del></p>	<p><b>OS 5.05</b> The county shall use its open space program as one means of achieving its environmental resources and cultural preservation goals.</p>	<p>Redundant with Goal 2</p> <p>Also addressed in ERE:</p> <p><b>ER 1.06</b> Boulder County shall use its open space program as one means of achieving its goals for protecting environmental resources.</p>	<p>PC-POSAC 4-13: Values used as noun v. verb; can we tie to 7 principles of comp plan</p> <p>POSAC 6-23: accepted recommendation to delete</p>
<p><b>OS 1.032</b> Open space values <u>and functions</u>, and impacts to county open space, shall be considered in the review of development proposals submitted through the Land Use Department.</p>	<p><b>OS 1.02</b> The county shall not deny development or other land use applications, otherwise in compliance with the land use regulations, solely because of the open space designation. However, in reviewing development or other land use applications, the county shall consider the open space values and other characteristics which contribute to the open and rural character of unincorporated Boulder County.</p>	<ul style="list-style-type: none"> <li>• Propose to delete "Proposed Open Space" from County Open Space Plan map, making first sentence obsolete. <u>Rationale</u>: most of the properties so designated have been acquired.</li> <li>• <u>What "proposed open space" areas have NOT been acquired and would lose the protection provided under the existing policy? Are any of these in the Boulder Valley?</u></li> </ul>	<p>PC-POSAC 4-13: Values discussion.</p> <p>POSAC 6-23: accepted. POSAC requested cross-reference with ERE. Staff added language at end of first paragraph of narrative.</p>
<p><b>OS 1.032.01</b> To the extent possible, the county shall protect views from scenic corridors including, but not limited to, those shown on the Open Space Map. The county may preserve these scenic corridor areas by means of appropriate dedication during the development process, reasonable conditions imposed through the development process, or by acquisition.</p>	<p><b>OS 3.03</b> To the extent possible, the county shall protect scenic corridors along highways and mountain road systems. The county may preserve these scenic corridor areas by means of appropriate dedication during the development process, reasonable conditions imposed through the development process or, by acquisition.</p>	<ul style="list-style-type: none"> <li>• LU staff is considering how best to establish and incorporate a set of criteria to guide the selection of scenic corridors, and how best to incorporate performance measures to allow some flexibility to apply to roadways outside mapped corridors but that are still found to have scenic views we want to protect</li> </ul>	<p><i>This policy change makes sense. To what degree is there likely to be a change in the parcels affected by this change? If there is a change have the newly affected property owners been informed and invited to learn more about the potential implications in this change in policy. OSMP staff appreciates time spent by Parks and Open Space and Land Use staff discussing the implications of this change to OSMP lands.</i></p>
	<p><b>OS 3.01</b> Where necessary to protect water resources and/or riparian habitat the county shall ensure, to the extent possible, that areas adjacent to water bodies, functional irrigation ditches and natural water course areas shall remain free from development (except designated aggregate resource areas). The</p>	<ul style="list-style-type: none"> <li>• Staff is currently working through this issue, but tentatively proposes: a) deleting OS 3.01, and b) adding the following subset of the language to the end of ER 1.01, "The county may preserve these [environmental resources] by means of appropriate dedication during the development process, reasonable conditions imposed through the development process, or by acquisition."</li> </ul>	

## REVIEW GUIDE: OPEN SPACE ELEMENT GOALS & POLICIES UPDATE

Comments from PC-POSAC Study Session 4-13-16 and POSAC hearing 6-23-16

	county may preserve these open corridor areas by means of appropriate dedication during the development process, reasonable conditions imposed through the development process, or by acquisition.	<ul style="list-style-type: none"> <li>This would maintain protective language currently used by land use staff during the development review process, applying it to all environmental resources, not just riparian.</li> </ul>	
<b>OS 1.032.02</b> Areas that are considered as valuable scenic vistas and Natural Landmarks shall be preserved as much as possible in their natural state.	<b>OS 3.04</b> Areas that are considered as valuable scenic vistas and Natural Landmarks shall be preserved as much as possible in their natural state.	<ul style="list-style-type: none"> <li>Addressed in Environmental Resources Element <a href="http://www.bouldercounty.org/doc/land-use/bccp-ere-goals.pdf">http://www.bouldercounty.org/doc/land-use/bccp-ere-goals.pdf</a></li> <li><b>ERE Goal B.6</b> Boulder County shall continue to protect prominent natural landmarks and other unique scenic, visual and aesthetic resources in the county.</li> <li><b>ER 1.03</b> Scenic vistas shall be preserved as much as possible in their natural state.</li> </ul>	
<b>OS 1.043</b> The Boulder County Land Use Code shall provide for land dedications of parks and open space, trails, and necessary public access to those areas where appropriate	<p><b>OS 4.01</b> The Boulder County Land Use Code shall provide for land dedications of parks and open space and necessary public access to those areas where appropriate.</p> <p><b>OS 6.07</b> Where appropriate, trails should be incorporated into and provided by new development and linked to established trails, if possible.</p>	<ul style="list-style-type: none"> <li>Incorporate “trails” from existing OS 6.07 into existing OS 4.01</li> </ul>	

### Goal 2. [CONSERVE] Boulder County conserves the rural character of the unincorporated county by protecting and acquiring lands and waters of significant open space value.

PROPOSED POLICIES	EXISTING POLICIES	Staff Notes	PC-POSAC comments
<b>OS 2.01</b> Boulder County acquires real estate interests in land, water, and minerals through appropriate real estate methods such as fee title, conservation easements and trail easements.	<b>OS 1.01</b> It is recognized that the acquisition of an interest in open space lands must be based on the long term implementation of the county’s overall open space plan, in which prioritization of need and available revenues must be considered. From time to time, applications for various land use decisions which contemplate development are expected to be made for privately owned lands which have been designated as open space on the Open Space Plan Map of the Boulder County Comprehensive Plan. In such cases, it will be the responsibility of the county to make decisions with regard to the possible acquisition of an interest in such lands in a timely manner. In the event a decision to acquire whatever public interest the county may desire is not made with reason diligently, applicants shall be entitled to have their applications processed and considered as any other similar applications, not involving open	<ul style="list-style-type: none"> <li>Policy 1.01 as currently worded is obsolete, and represents a different time with different conditions.</li> <li>Delete “Proposed Open Space” designation from County Open Space Plan map. <u>Rationale</u>: most of the properties so designated have been acquired.</li> </ul>	What “proposed open space” areas have NOT been acquired and would lose the protections offered under the existing policy? Are any of these in the Boulder Valley?

## REVIEW GUIDE: OPEN SPACE ELEMENT GOALS & POLICIES UPDATE

Comments from PC-POSAC Study Session 4-13-16 and POSAC hearing 6-23-16

	space, would be.		
<b>OS 2.01</b>	<b>OS 1.03</b> When seeking to acquire whatever interest the county may desire in lands designated as open space, the county will negotiate in good faith with the property owners involved. The power of eminent domain shall be used only in exceptional cases, when obviously necessary to protect the public interest.	<ul style="list-style-type: none"> <li>• The power of eminent domain has never been used; the reference is not necessary.</li> <li>• Concept is covered in <b>OS 2.01</b> “appropriate real estate methods”</li> </ul>	
<b>OS 2.02</b> <u>Boulder County acquires real property rights to protect open space values and functions, Boulder County considers open space values when acquiring an interest in real property rights</u> , including the following, in no particular order:		<ul style="list-style-type: none"> <li>• Expands on Goal 2 theme by enumerating the open space values in one policy</li> <li>• Staff feels it is important to explicitly state there is no hierarchy of values.</li> </ul>	<p>PC-POSAC 4-13: Is “value” the how, or what? (currently, it’s a little of both)</p> <p>POSAC 6-23: accepted</p>
a. Establish and preserve <u>rural lands, scenic corridors and</u> community buffers <del>and scenic corridors</del> <u>to ensure community identity and prevent urban sprawl.</u>	<b>OS 5.01</b> Boulder County shall, in consultation with affected municipalities, utilize open space to physically buffer Community Service Areas, for the purpose of ensuring community identity and preventing urban sprawl.	<ul style="list-style-type: none"> <li>• Identify all the various open space values in one policy</li> </ul>	<p>PC-POSAC 4-13: like specificity in original language</p> <p>POSAC 6-23: accepted</p>
b. Conserve <u>natural resources, including</u> lands or features designated in other Boulder County Comprehensive Plan Elements.	<b>OS 2.01</b> The county shall identify and work to assure the preservation of Environmental Conservation Areas, critical wildlife habitats and corridors, Natural Areas, Natural Landmarks, significant areas identified in the Boulder Valley Natural Ecosystems Map, historic and archaeological sites, and significant agricultural land.	<ul style="list-style-type: none"> <li>• Designated areas are also covered in the Environmental Resource Element</li> </ul>	<p>PC-POSAC 4-13: Like original language; original educates</p> <p>POSAC 6-23: accepted</p>
c. Protect, <del>and</del> conserve <u>and improve soil health of</u> agricultural lands, especially agricultural lands of local, statewide, and national importance.	<b>OS 5.04</b> The county shall use its open space acquisition program to preserve agricultural lands of local, statewide, and national importance. Where possible, purchase of conservation easements, purchase of development rights, or lease-back arrangements should be used to encourage family farm operations.	<ul style="list-style-type: none"> <li>• Broaden language</li> <li>• 2<sup>nd</sup> sentence reflects current and historic real estate acquisition practice; covered in <b>OS 2.01</b></li> </ul>	<p>POSAC 6-23: one of Elizabeth Black’s suggestions, generally approved by POSAC</p>
d. Protect and manage water resources, including agricultural water and in-stream flows.	<b>OS 3.01</b> Where necessary to protect water resources and/or riparian habitat the county shall ensure, to the extent possible, that areas adjacent to water bodies, functional irrigation ditches and natural water course areas shall remain free from development (except designated aggregate resource areas). The county may preserve these open corridor areas by means of	<ul style="list-style-type: none"> <li>• Broaden language</li> <li>• Specific acquisition methods covered in <b>OS 2.01</b></li> </ul>	<p>PC-POSAC 4-13: What about aquifers? Fracking concerns. Any clarification to water is good</p>

Re: c. (OS 5.04) While soil health is important, is it important to the exclusion of all other aspects of agricultural lands? Consider: Protect, conserve and improve agricultural lands of local, statewide and national significance--including but not limited to the soil health of these lands.

## REVIEW GUIDE: OPEN SPACE ELEMENT GOALS & POLICIES UPDATE

Comments from PC-POSAC Study Session 4-13-16 and POSAC hearing 6-23-16

	appropriate dedication during the development process, reasonable conditions imposed through the development process, or by acquisition.		
e. <del>Acquire land or easements to Create</del> <del>and</del> establish <u>appropriate</u> public access on open space properties and trail linkages <del>between</del> <u>among</u> properties	<b>OS 3.02</b> Where appropriate the county shall continue to acquire parcels of land or right-of-way easements to provide linkages between public lands.	<ul style="list-style-type: none"> <li>• Broaden language</li> </ul>	<p>PC-POSAC 4-13: Difference between establish and acquire, refer to/encourage regional trail</p> <p>POSAC 6-23: accepted</p>
f. Protect and restore native plants, <u>healthy soils</u> , wildlife, ecological processes, and significant habitats including riparian zones, wetlands, stream corridors, grasslands, shrublands, and forests.	<b>OS 2.02</b> Significant natural communities, rare plant sites, wetlands, and vegetation, such as willow carrs, should be conserved and preserved.	<ul style="list-style-type: none"> <li>• Reframe and broaden language</li> </ul>	<p>POSAC 6-23: one of Elizabeth Black’s suggestions, generally approved by POSAC</p>
g. Protect, <u>preserve</u> and restore <del>historic</del> <del>and</del> cultural resources.	<b>OS 2.01</b> The county shall identify and work to assure the preservation of Environmental Conservation Areas, critical wildlife habitats and corridors, Natural Areas, Natural Landmarks, significant areas identified in the Boulder Valley Natural Ecosystems Map, historic and archaeological sites, and significant agricultural land.	<ul style="list-style-type: none"> <li>• Call out historic and cultural resources explicitly</li> <li>• Also referenced in Environmental Resources Element</li> </ul>	<p>PC-POSAC 4-13: Preservation” is usually used with historic assets.</p> <p>POSAC 6-23: accepted</p>
h. Enlarge existing open space properties <u>to enhance the open space values and functions they serve and protections.</u>		<ul style="list-style-type: none"> <li>• New policy concept</li> </ul>	<p>PC-POSAC 4-13: Protections” confusing/meaning?</p> <p>POSAC 6-23: accepted</p>
<b>OS 2.03</b> Boulder County maintains and protects its real estate interest in open space properties to the maximum extent possible and works to prevent illegal uses and minimize impacts from legal third-party activities.		<ul style="list-style-type: none"> <li>• New policy concept</li> <li>• Addresses activities such as utility right of way requests, oil &amp; gas extraction</li> </ul>	

## REVIEW GUIDE: OPEN SPACE ELEMENT GOALS & POLICIES UPDATE

Comments from PC-POSAC Study Session 4-13-16 and POSAC hearing 6-23-16

<b>Goal 3. [STEWARD] Boulder County purposefully stewards its open space resources through sound management practices and appropriate visitor uses.</b>			
PROPOSED POLICIES	EXISTING POLICIES	Staff Notes	PC-POSAC comments
<p><b>OS 3.01</b> Boulder County prepares management plans and policies as appropriate for Open Space properties where the county has management authority and uses the plans and policies to manage its open space resources and assets.</p>	<p><b>OS 2.03</b> The county shall provide management plans and the means for the implementation of said plans for all open space areas that have been acquired by or dedicated to the county.</p>	<ul style="list-style-type: none"> <li>Update language</li> </ul>	<p>In some places the changes seem to increase specificity (e.g., references to soil health--one of many components of healthy ecosystems and agricultural systems), and here the specificity of regional context of ecosystems and adjacent land uses is removed in preference of <i>sound planning practices</i>. As a partner agency and part of the regional context, OSMP appreciates and encourages the specific language regarding regional context and suggests that the county consider retaining it.</p>
<p><b>OS 3.02</b> Plans and policies are based on sound planning practices, public input, and desired future conditions.</p>	<p><b>OS 2.03.02</b> Management of county open space lands shall consider the regional context of ecosystems and adjacent land uses.</p>	<ul style="list-style-type: none"> <li>Broaden to encapsulate the idea of balance amongst uses and protection</li> <li>Considering regional context is a sound planning practice</li> </ul>	
<p><b>OS 3.03</b> <u>Through planning and management, Boulder County strives to PRESERVE SIGNIFICANT RESOURCES AND enhance protection and restoration of native ecosystems and their native species populations while also providing passive, sustainable and enjoyable public uses that connect the public to their environment.</u></p> <p><del>Through planning and management, Boulder County balances the protection and preservation of significant resources with providing passive, sustainable, and enjoyable public uses that connect the public to their environment.</del></p>	<p><b>OS 2.03.01</b> The foremost management objective of individual open space lands shall follow directly from the purposes for which the land was acquired.</p> <p><b>OS 4.03.01</b> Recreational use shall be passive, including but not limited to hiking, photography, or nature studies, and, if specifically designated, bicycling, horseback riding, or fishing. Only limited development and maintenance of facilities will be provided.</p>	<ul style="list-style-type: none"> <li>Management objectives include acquisition purpose, but take many other factors into account</li> <li>These examples are covered in the narrative under definition of passive recreation, and more broadly in <b>OS 3.03</b></li> </ul> <p>“Purposes for which land was acquired” concept is not included in current proposed policies</p>	<p>PC-POSAC 4-13: Dislike “balances”. Proposed: “Strive to enhance restoration and protection while also providing user experience”</p> <p>POSAC 6-23: accepted alternative proposal and added “preserve significant resources” <i>Are the capital letters meant to convey something (other than an editorial purpose). How does the county distinguish public uses that connect the public to the environment with those that do not? Is the (previously defined) term "passive recreation" appropriate here. OSMP has been working to better understand and articulate how to integrate access to nature and conservation. Our experience is that a broad cross section of visitors to OSMP consider the activities that they pursue to connect them to the environment. It seems that it would be beneficial if terminology were defined by the County. This would allow partner agencies like OSMP to know if what we call "passive recreation" is the same as "public uses that connect the public to the environment" and if not, know how to distinguish the two.</i></p>
<p><b>OS 3.04</b> Boulder County monitors and evaluates uses and resources on open space to inform management decisions and seeks to be innovative in its approaches to on-the-ground management of open space resources utilizing current knowledge, latest science, best technologies and practices.</p> <p><u>OS 3.04.01 Monitoring data shall be synthesized, analyzed and utilized to adapt management practices in</u></p>	<p>OSMP relies heavily upon monitoring to know whether we have achieved our goals and has had a policy of adaptive management formally since 1995. We strongly support an adaptive management framework for the county.</p>	<ul style="list-style-type: none"> <li>New policy concept: Introduces the concept of adaptive management through monitoring and evaluating</li> </ul>	<p>POSAC 6-23: accepted two sub-policies</p>

## REVIEW GUIDE: OPEN SPACE ELEMENT GOALS & POLICIES UPDATE

Comments from PC-POSAC Study Session 4-13-16 and POSAC hearing 6-23-16

<p><u>response to changing conditions.</u></p> <p><u>OS 3.04.02 Monitoring data shall be available to the public as appropriate, subject to the Parks and Open Space Department's sensitive data policy.</u></p>			
<p><b>OS 3.05</b> Boulder County will provide appropriate improvements that serve the <del>approved</del> open space <u>values and</u> functions of the property while maintaining the rural and natural character, <u>as approved in the management plan.</u></p>	<p><b>OS 4.03</b> Recreational use of county open space land may be permitted where such use is consistent with the management plan for the property and does not adversely impact natural and cultural resources or other management objectives of the property.</p>	<ul style="list-style-type: none"> <li>• Reframe concept</li> <li>• Broaden language so applies to more than recreation</li> </ul> <p>It appears that the language of the proposed policy suggests that the county will use the management plans to define what is an appropriate improvement, rather than the policy. This seems at odds to the intent of the OS Element (which is to provide the policies that would define what is appropriate to help guide management plans). As written, the existing policy provides such policy guidance. The proposed language suggests that management plans will determine what improvements are <b>appropriate</b>.</p>	<p>POSAC 6-23: accepted adding "values and"</p> <p>POSAC did not review the additional clarifying language added by staff</p>
<p><b>OS 3.05.01</b> <u>Recreational facilities shall be designed and maintained to avoid or minimize the degradation of natural and cultural resources, especially riparian areas and associated wildlife habitats, as well as to provide an exceptional and sustainable user experience.</u></p> <p><del>Recreational facilities shall be designed and maintained to provide an exceptional user experience, be sustainable, and avoid or minimize impacts to significant resources.</del></p>	<p><b>OS 6.01</b> Trails and trailheads shall be planned, designed, and constructed to avoid or minimize the degradation of natural and cultural resources, especially riparian areas and associated wildlife habitats. Riparian areas proposed for preservation but for which trail development is inappropriate include: 1) Boulder Creek between 55th Street and U.S. Highway 287, 2) St. Vrain Creek west of Airport Road, 3) Left Hand Creek west of State Highway 119, and 4) Rock Creek west of McCaslin Boulevard.</p> <p><b>OS 4.03.01</b> Recreational use shall be passive, including but not limited to hiking, photography, or nature studies, and, if specifically designated, bicycling, horseback riding, or fishing. Only limited development and maintenance of facilities will be provided.</p>	<p>Perhaps this policy is merely attempting to state is that improvements must a) serve the open space values and functions of a property, b) maintain the rural and natural character, and c) be approved in a management plan. If so, it is a bit difficult to understand that intent.</p> <p>This then raises the question of why the change was made that seems to omit reference to cultural resources (apart from those which may be rural character), and altered the threshold from the rather broad and protective "does not adversely impact natural and cultural resources or other management objectives" to the less specific are more difficult to define "a0 serve the open space values and functions of a property, b) maintain the rural and natural character.</p>	<p>31</p>
<p><b>OS 3.05.02</b> Open space trails shall provide for multiple uses, unless otherwise specified in a management plan.</p>	<p><b>OS 6.04</b> Trails shall provide for pedestrian, equestrian, bicycle,</p>	<ul style="list-style-type: none"> <li>• Broaden language</li> <li>• Separation of incompatible</li> </ul>	

## REVIEW GUIDE: OPEN SPACE ELEMENT GOALS & POLICIES UPDATE

Comments from PC-POSAC Study Session 4-13-16 and POSAC hearing 6-23-16

	and/or other non-motorized uses, where each is warranted. Incompatible uses shall be appropriately separated.	uses is one of many factors considered in property management plans	
<b>OS 3.05.03</b> Regional trails linking to open space are coordinated with Boulder County Transportation and other government agencies and may have special rules.	<b>OS 6.05</b> Special consideration shall be given to pedestrian, equestrian, bicycle, and/or other uses of road rights-of-way during the design and construction of road improvements.	<ul style="list-style-type: none"> <li>• Reframe and broaden language</li> </ul>	OSMP looks forward to continued coordination with Boulder County on trail linkages. This change makes sense given the number of projects and frequency of collaboration between the the City of Boulder and Boulder County.
<b>OS 3.05.04</b> Boulder County may establish regional parks such as the Boulder County Fairgrounds or similar facilities at the direction of the Boulder County Commissioners.	<b>OS 4.02</b> Except as the county may establish a regional park, such as the Boulder County Fairgrounds, or other similar facilities, the county will provide only a minimum level of maintenance or development on park land.	<ul style="list-style-type: none"> <li>• Reframe</li> <li>• Maintenance is covered in <b>OS 3.05.01</b></li> </ul>	
<b>OS 3.05.05</b> Agricultural infrastructure such as center pivot sprinklers, hay sheds, grain bins and other improvements may be constructed as appropriate to support agricultural goals.		<ul style="list-style-type: none"> <li>• New: explicitly call out agricultural improvements</li> </ul>	PC-POSAC 4-13: Concerned about “as appropriate”-ref Ag policy? Concerned about ag structures that end up being used for other purposes “open to best practices moving forward” Ag goals as enunciated in comp plan/other docs Include other infrastructure, such for organic? <b>Staff note:</b> narrative updated with reference to Ag Element
<b>OS 3.05.06</b> Infrastructure needed to support the use and management of historic structures, museums, and other related resources shall be developed in a manner compatible with the setting and historic character of the resources.		<ul style="list-style-type: none"> <li>• New: explicitly call out historical and cultural improvements</li> </ul>	PC-POSAC 4-13: Manage structures; wants review by Denise Grimm: ref Ramey

## REVIEW GUIDE: OPEN SPACE ELEMENT GOALS & POLICIES UPDATE

Comments from PC-POSAC Study Session 4-13-16 and POSAC hearing 6-23-16

Goal 4. [ENGAGE] Boulder County actively engages the public in stewarding, understanding, and enjoying county open space.			
PROPOSED POLICIES	EXISTING POLICIES	Staff Notes	PC-POSAC comments
<p><b>OS 4.01</b> The county commissioners shall appoint a Parks and Open Space Advisory Committee to provide a forum for public input and advice to the Board of County Commissioners and Parks and Open Space Department regarding Parks and Open Space plans, programs, and actions.</p>	<p><b>OS 8.02</b> Purchases of land for open space require approval by the Board of County Commissioners after public hearing and after review and recommendation of the Parks and Open Space Advisory Committee.</p>	<ul style="list-style-type: none"> <li>• Existing OSE has narrative reference to POSAC in history but no policy statement</li> <li>• Builds foundation for <b>OS 8.02</b></li> </ul>	<p>Should this be broadened to include the Planning Commission to the degree that they are the "final" authority on some matters of county business (e.g., BCCP)</p>
<p><b>OS 4.02</b> <u>Boulder County shall promote awareness and stewardship of the county's irreplaceable natural resources and promote best practices for their protection, conservation, restoration, and enjoyment through communication methods designed to reach a broad spectrum of people, visitors, organizations, and businesses.</u></p> <p><del>Boulder County shall promote awareness and stewardship of the county's open space resources and recreational opportunities through a variety of communication methods and programs designed to reach a broad spectrum of people, visitors, stakeholders, organizations, and businesses.</del></p>	<p><b>OS 2.04</b> The county, through its Parks and Open Space Department, shall provide appropriate educational services for the public which increase public awareness of the county's irreplaceable and renewable resources and the management techniques appropriate for their protection, preservation, and conservation.</p>	<ul style="list-style-type: none"> <li>• Fits with Engage better than Resource Management</li> <li>• Update language</li> </ul>	<p>PC-POSAC 4-13: Keep specificity of original, alternate language provided</p> <p>(Staff added "stewardship" and "enjoyment" to suggested language)</p> <p>POSAC 6-23: accepted alternative proposal, with discussion about appropriate terminology for "stakeholders"</p>
<p><b>OS 4.03</b> Boulder County shall reach out to the public through educational programs, volunteer opportunities, and regular interactions at open space properties.</p>	<p><b>OS 2.04.02</b> The Parks and Open Space Department shall seek to meet the needs of diverse populations in the county by providing information and programming to accommodate special groups such as disabled persons, young people, senior citizens, and Spanish-speaking citizens.</p>	<ul style="list-style-type: none"> <li>• Fits with Engage better than Resource Management</li> <li>• Update language</li> </ul>	
<p><b>OS 4.04</b> Boulder County shall seek and consider public input about open space acquisitions and management through a variety of informal and formal engagement tools.</p>	<p><b>OS 8.03</b> In developing management plans for open space areas, Parks and Open Space staff shall solicit public participation of interested individuals, community organizations, adjacent landowners and the Parks and Open Space Advisory Committee. Plans shall be reviewed by the Parks and Open Space Advisory Committee,</p>	<ul style="list-style-type: none"> <li>• Broaden language</li> </ul>	

## REVIEW GUIDE: OPEN SPACE ELEMENT GOALS & POLICIES UPDATE

Comments from PC-POSAC Study Session 4-13-16 and POSAC hearing 6-23-16

	<p>including public comment, and recommended for adoption after public hearing by the Board of County Commissioners.</p>		
<p><b>OS 4.04.01</b> Open space land acquisitions, the capital improvements plan (CIP), and management plans and policies require approval by the Board of County Commissioners, after a public hearing and after review and input by the Parks and Open Space Advisory Committee.</p>	<p><b>OS 8.01</b> The county shall annually develop a Capital Improvements Program (CIP) for open space acquisition and trails construction. Formulation of the CIP shall take into consideration project suggestions from municipalities as well as suggestions received from the public. The CIP shall be reviewed by the Parks and Open Space Advisory Committee, after public comment, and recommended for adoption after public hearing by the Board of County Commissioners.</p>	<ul style="list-style-type: none"> <li>• Broaden but keep CIP reference; it is in the 1993 ballot language</li> <li>• Local government collaboration covered in <b>OS 5.03</b></li> </ul>	
	<p><b>OS 8.04</b> Significant changes to overall management direction or techniques shall be presented to the Parks and Open Space Advisory Committee and/or the Board of County Commissioners, with opportunity for public comment before a decision is made.</p>	<ul style="list-style-type: none"> <li>• “significant changes” not explicitly called out in draft policies</li> <li>• Covered in <b>OS 3.01 &amp; OS 4.04</b></li> </ul>	

## REVIEW GUIDE: OPEN SPACE ELEMENT GOALS & POLICIES UPDATE

Comments from PC-POSAC Study Session 4-13-16 and POSAC hearing 6-23-16

Goal 5. [COLLABORATE] Boulder County collaborates with stakeholders and partners to promote and protect open space values <u>and functions</u> .			
PROPOSED POLICIES	EXISTING POLICIES	Staff Notes	PC-POSAC comments
<u>OS 5.01</u> Boulder County shall invite input from a broad spectrum of stakeholders on policy and management issues.	This would be an excellent opportunity to include a statement about providing adequate time for review and comment by stakeholders that may only meet periodically, such as the Open Space Board of Trustees.	<ul style="list-style-type: none"> <li>Staff addition after PC-POSAC 4-13 meeting, to include the overarching policy for this goal</li> </ul>	POSAC 6-23: accepted
<del>OS 5.02</del> Boulder County shall collaborate with businesses, organizations, <del>stakeholders</del> visitors, volunteers, property owners, and partners to promote the county’s open space values <u>and functions</u> .	<p>acquisition those lands within the county which are owned and may be disposed of by other governmental agencies.</p> <p><b>OS 7.03</b> The county shall cooperate with the owners of privately owned open space, including conservation easements, to protect their interests from public trespass.</p> <p><b>OS 7.04</b> The county, through the Parks and Open Space Department, shall work with foundations, trusts, developers, ditch and utility companies, and others from the private and public sectors in furtherance of the county’s open space objectives by encouraging land donations and dedication and multiple use of easements and by providing and informing the public of incentives for preservation.</p>	<ul style="list-style-type: none"> <li>Combine the concepts of <b>OS 7.01, 7.03</b> and <b>7.04</b> into one collaboration policy</li> </ul>	<p>PC-POSAC 4-13: discussion about terminology for “stakeholders”</p> <p>POSAC 6-23: accepted updated language</p>
<del>OS 5.03</del> Boulder County shall work closely with federal, state, and local authorities to promote and achieve mutual acquisition and management goals.	<b>OS 7.02</b> The county may promote and participate in partnership projects with the communities in the county for open space acquisition and trails development outside of community service areas.	<ul style="list-style-type: none"> <li>Broaden language</li> </ul>	
<u>OS 5.03.01</u> Boulder County shall retain management authority of properties with high environmental and natural values.	See cover email.	<ul style="list-style-type: none"> <li></li> </ul>	POSAC 6-23: POSAC approved an additional policy, in response to dissatisfaction with the outcome of the NTSA process. Staff has some concerns with this policy addition, outlined in PC memo
<del>OS 5.04</del> Boulder County shall annually solicit input from <u>and provide updates to</u> municipalities and	<b>OS 8.01</b> The county shall annually develop a Capital Improvements Program (CIP) for open space	<ul style="list-style-type: none"> <li>Engage: Broaden to encompass public process in decision</li> </ul>	PC-POSAC 4-13: Incorporate the concept

## MEMORANDUM

TO: Open Space Board of Trustees

FROM: Tracy Winfree, Director, Open Space and Mountain Parks  
Deonne VanderWoude, Human Dimensions Program Manager  
Megan Bowes, Restoration Plant Ecologist  
Ericka Pilcher, Recreation and Cultural Stewardship Supervisor  
John Potter, Resource and Stewardship Manager  
Brian Anacker, Science Officer

DATE: Oct. 26, 2016

SUBJECT: 2015 Undesignated Trail Management and Messaging Study

---

### **Undesignated Trail Study Overview**

In 2015, observational research was conducted to test the effectiveness of educational messaging and site management strategies in reducing visitor travel on undesignated trails. This study was conducted by Leave No Trace Center for Outdoor Ethics and Pennsylvania State University, and funded through the Open Space and Mountain Parks (OSMP) funded research program. In addition to the observational research, a visitor survey was conducted to better understand visitor attitudes, behaviors and level of knowledge regarding undesignated trail travel on OSMP. This pairing of visitor observation with a visitor survey resulted in a robust understanding of the effectiveness of educational messages and site management strategies by examining reported behavior and attitudes alongside actual observed behavior. The final study report is available on the OSMP webpage: <https://bouldercolorado.gov/links/fetch/32410>.

### **Key Findings:**

- A physical barrier combined with an education sign is generally the most effective at reducing undesignated trail travel (some site level variation was observed)
- 42% of survey respondents were unaware that undesignated trails existed on OSMP
- Frequent visitors reported being the least likely to stay on designated trails

### **Management Implications**

Across OSMP lands, there are approximately 147 miles of designated trails and over 150 miles of undesignated trails. Designated trails (DT) are managed by OSMP, and are included on the map: <https://maps.bouldercolorado.gov/osmp-trails/>. Undesignated trails, sometimes known as informal trails or social trails, are typically visitor created trails that develop through recreational use over time. The Visitor Master Plan notes a variety of possible strategies for managing undesignated trails including: designation of trails and relocation or improvement, designation without improvement, or elimination and restoration. Additionally, OSMP Trail Study Area Plans produce a comprehensive set of recommendations for managing undesignated trails. For example, the recent North Trail Study Area Plan resulted in recommendations for some undesignated trails to be integrated into the designated trail system and other undesignated trails to be closed and vegetation restored.

The 2015 undesignated trail study should be reviewed while considering the context of trail planning efforts, which guide decisions for trail management in specified locations on the OSMP system. The study allows OSMP staff and the public to gain a better understanding of undesignated trail use, and strategies for reducing or eliminating use when appropriate and agreed upon.

## MEMORANDUM

TO: Open Space Board of Trustees

FROM: Tracy Winfree, Director, Open Space and Mountain Parks  
John Potter, Resource and Stewardship Supervisor  
Don D'Amico, Ecological Stewardship Supervisor  
Marianne Giolitto, Wetlands and Riparian Ecologist

DATE: Oct. 26, 2016

SUBJECT: Boulder Creek Restoration Update

---

The September 2013 flood event had a significant impact on sections of Boulder Creek flowing through Open Space and Mountain Parks (OSMP)-managed lands. Particularly hard hit was the roughly two-mile section extending from 55<sup>th</sup> Street to just downstream of 61<sup>st</sup> Street. The creek breached its banks in several locations along this reach, abandoning its pre-flood channel and shifting flow into several abandoned gravel mining pits. Changes to the creek's channel caused by flood-related scouring and deposition of sediment have also impaired the creek's ability to function ecologically by covering and removing habitat.

Since the flood, OSMP and a variety of partners including the Green Ditch Company, Colorado Water Conservation Board, U.S. Fish and Wildlife Service, and Colorado Parks and Wildlife have worked to implement temporary measures to address flood related changes to the creek while simultaneously working on long-term solutions to restore the creek's function and integrity in this area. To date, staff has developed design plans and are in the process of obtaining the necessary permits for the restoration.

OSMP and its partners have included opportunities and mechanisms for public input to help understand the needs of the community. During the development of the multi-jurisdictional Boulder Creek Restoration Master Plan (BCRMP), mailings were sent to several hundred property owners adjacent to Boulder Creek, three open houses were held, and a web site was posted for the public to provide input and help prioritize restoration work. This input, along with staff recommendations, resulted in the restoration work for this section of the creek ranking as a "high" priority. In addition to the public process associated with the BCRMP, notice requirements and public hearings for the permits have also provided an opportunity for public participation. To date, the project has generated positive support.

Partner support has been critical to ensuring the success of the restoration work. Both OSMP and the Green Ditch Company, which operates a diversion point in the reach, have received grants from the Colorado Water Conservation Board to help fund the construction phase of the project. The U.S. Fish and Wildlife Service is also supporting the project with funding through their National Fish Passage Program. Colorado Parks and Wildlife has provided in-kind support by monitoring fish response to the restoration work before and after the project. Staff plan on offering volunteer opportunities to assist with native species planting and other restoration activities. The project construction phase is scheduled to begin in early 2017.

## MEMORANDUM

TO: Open Space Board of Trustees

FROM: Tracy Winfree, Director, Open Space and Mountain Parks  
Chris Lawlor, OSMP Project Coordinator  
Ericka Pilcher, Recreation and Cultural Stewardship Supervisor  
John Potter, Resource and Stewardship Manager  
Jim Reeder, Trails and Facilities Manager

DATE: Oct. 26, 2016

SUBJECT: Chautauqua 2A Sidewalk / Pedestrian Safety Improvement

---

The Chautauqua Pedestrian Safety, Access and Lighting Improvements Project is an interdepartmental City of Boulder project that seeks to honor the historic and natural character of the area through design and material selection while providing important pedestrian safety and accessibility improvements.

The preparations for the pedestrian safety improvement project as a part of the 2A initiative at Chautauqua will begin as early as October 25. The project construction will begin Monday, October 31 (weather dependent).

Construction will occur from west to east, beginning along Chautauqua Meadow and then along Chautauqua Park and finishing with improvements along Kinnikinic Road. The first phase of the project will be on Open Space and Mountain Parks (OSMP) property and will include some vegetation removal. Through community interaction, we have agreed that replacing current vegetation with native species is in the best public interest for ecological health, visual impacts, and slope stability.

For more information regarding the project, please visit:

<https://bouldercolorado.gov/pages/chautauqua-pedestrian-safety-access-and-lighting>.

Please also see the information packet that was delivered to Council for the October 18th meeting (packet page 331):

[https://www-static.bouldercolorado.gov/docs/20161018\\_Agenda\\_Packet\\_final-1-201610131605.pdf](https://www-static.bouldercolorado.gov/docs/20161018_Agenda_Packet_final-1-201610131605.pdf)

If you have any questions, please feel free to contact Melanie Sloan at: [sloanm@bouldercolorado.gov](mailto:sloanm@bouldercolorado.gov).