

ATTACHMENT B

2007 COMMUNITY OPEN SPACE REQUESTS -- Summary and Status Report

Each year Boulder County invites the incorporated communities of Boulder County to submit requests for open space and trail projects, per the County's open space tax resolution approved by voters in 1993 (Resolution 93-174). This report summarizes Boulder County's open space acquisitions from September 2006 through May 2007, and gives an update and status report relating to each incorporated community's 2007 requests.

From January 2006 through May 2007, Boulder County completed 62 land and water rights acquisitions representing approximately 3512 acres (2771 acres in fee, 741 acres in conservation easements). The total price for these acquisitions was \$23,390,042; this sum includes water rights, which can add a significant amount to the land price.

The following provides a summary of open space requests and status of action for each incorporated community in Boulder County.

STATUS REPORT: 2007 OPEN SPACE Requests

City of Boulder: The City of Boulder did not submit any new open space acquisition requests for the 2007 planning process, except to indicate its desire to continue joint acquisitions with Boulder County as discussed.

The County acquired the following properties in the Boulder area in 2006-2007:

- Benjamin: 391 acres in fee and 37.5 acres in conservation easement, closed on 5/30/2007
- BLM/South Boulder Creek: 849 acres; patent received on 9/29/2006.
- Verhey: 155.71-acre joint purchase with Superior and City of Boulder closed on 1/25/07. Boulder County purchased the fee interest; Superior and the City of Boulder purchased Conservation Easements.
- Dodd-Haystack: 64.986 acres acquired jointly with the City of Boulder on 2/24/06
- Woodley: City of Boulder purchased the 11.943-acre Woodley property at 7957 Arapahoe Road on 3/9/06. County acquired a conservation easement over the 6.004-acre landmarked house lot.
- Hygiene Dairy: Joint purchase on 3/2/06 of 80.232 acres at 7694 63rd Street. County purchased the fee interest; the City of Boulder purchased a conservation easement covering the eastern 47.5 acres of the Property. County subsequently sold the western 32.638 acres of the property to the Haystack Mountain Goat Dairy, subject to a conservation easement.
- Farm In Boulder Valley: Joint purchase on 6/16/06 of a conservation easement over 10 lots totaling 40.61 acres located between N. 95th Street and Hwy 287 just north of Boulder Creek. City of Boulder acquired a 65% undivided interest in the conservation easement; County acquired the remaining 35% undivided interest in the conservation easement.
- Rice Sisters: joint purchase of 35.014 acres adjacent to the eastern border of Walker Ranch and west of Eldorado State Park on 6/22/06. City of Boulder purchased the fee interest; County purchased a conservation easement interest.

- Westphal: Joint purchase on 6/28/06 of 49.25 acres southeast of the west portion of Eldorado Canyon State Park. County purchased the fee interest and City of Boulder purchased a conservation easement.
- Stone: Joint purchase on 6/28/06 of 37.08 acres southeast of the west portion of Eldorado Canyon State Park. County purchased the fee interest and City of Boulder purchased a conservation easement.
- Buffalo Park: Joint purchase on 6/28/06 of 42.52 acres southeast of the west portion of Eldorado Canyon State Park. County purchased the fee interest and City of Boulder purchased a conservation easement.
- J-Family: Park: Joint purchase on 8/17/06 of 35.10 acres at 6054 Oxford Road. County purchased the fee interest and City of Boulder purchased a conservation easement.

Erie: No requests submitted in 2007. Past priorities include

- Acquisition of properties identified in the East Boulder County IGA, e.g. the property south of Mineral Road and just west of county line Road, containing the confluence of Boulder and Coal Creeks.
Status: the county is interested in this property but nothing is happening at this time.
- Property just south of Kenosha Road as it makes the turn north and becomes North 115th Street. It is immediately SE of where the creek moves under the road.
Status: Boulder County would be interested in this project but has not taken any action.
- Property east of 109th Street and south of Lookout Road, and has County open space on the south and county open space and Lookout Estates on the east. Boulder Creek comes right up to the SE corner of the property.
Status: Boulder County would be interested in this project but has not taken any action.

Jamestown Status Report: did not submit any new open space requests for the 2007 planning process. The County purchased the **Howard** property in the Jamestown area in 2006. The Howard property is 15.8 acres adjacent to Cline property

Lafayette Status Report: Lafayette did not submit any new open space acquisition requests for the 2007 planning process, except to reiterate a strong interest in the Mountainview Egg Farms property on the east county line. Status on previous years' requests:

1. **Acquisitions along Coal Creek.**

There are approximately 155 acres under the ownership of roughly four different people/companies along Coal Creek. The City of Lafayette would share in the cost. Protection of these creek corridors is very high priority not only for wildlife habitat and passage, but also for regional trails and trail connections. In addition, these properties would preserve areas on both sides of Highway 287 and act as a buffer between developments. They could be maintained as agricultural or possibly be used as prairie dog habitat.

Status:

- **Stephenson/Nelson:** joint purchase City of Lafayette and County in 2005
- **Mountainview Egg Farms:** actively pursuing

- A couple of other properties have been identified within Lafayette’s municipal boundaries that Boulder County may be willing to participate in, however Boulder County is not taking the lead in these acquisitions.

2. Acquisition of Wetlands complex at east Highway 7 and County Line Road; location #11 on Potential Open Space map from Lafayette Open Space & Trails Master Plan

The Town of Erie should be approached as a partner on this acquisition as the wetlands runs both south and north of Highway 7 for approximately one mile in each direction. The City of Lafayette would share in the cost.

This wetlands area is well known and merits preservation. It is our understanding that it has been designated by the EPA as a National Priority Wetland. The concept described in the Lafayette Open Space & Trails Master Plan is one of an interconnected circle of open space land and greenways that preserves and connects the existing Flagg Park complex, the large wetlands complex, Old Town Pond, and Lafayette’s future Great Park.

Status: Boulder County will pursue as opportunities arise; nothing is happening at this time.

3. Acquisition of Old Town Pond; location #10 on Potential Open Space map from Lafayette Open Space & Trails Master Plan

While fairly small in size, Old Town Pond is surrounded by wetlands and riparian habitat and provides a natural setting in the middle of developed residential and agricultural lands. The City of Lafayette would share in the cost. The concept described in the Lafayette Open Space & Trails Master Plan is one of an interconnected circle of open space land and greenways that preserves and connects the existing Flagg Park complex, the large wetlands complex, Old Town Pond, and Lafayette’s future Great Park. There is the potential for a Rails-to-Trails project running along the western edge of this area by the pond.

Status: Boulder County has no acquisition plans in this area.

4. Acquisition of the Mayhoffer Farm; locations #6 & #7 on Potential Open Space map from Lafayette Open Space & Trails Master Plan

The City of Louisville should be approached as a partner on any acquisitions in this area since the open space would serve as a buffer between Lafayette and Louisville. There are approximately 207 acres under the ownership of roughly four different people/companies in this area. The City of Lafayette would share in the cost.

This area is of interest for preserving it under agricultural use and increasing trails and trail connections. It would provide continuity between Lafayette’s Coal Creek Corridor Open Space and the jointly-owned Fingru and Harney/Lastoka Open Space properties.

Status: Boulder County continues to pursue the preservation of the Mayhoffer property, but nothing is happening at this time.

5. Acquisition of Hecla Lake; location #5 on Potential Open Space map from Lafayette Open Space & Trails Master Plan; this land is located in Louisville City Limits

The City of Louisville should be approached as a partner on this acquisition because the land is in their City Limits and we understand it is being looked at for development. Residents of the Balfour Retirement Community have approached both Lafayette's and Louisville's Open Space Advisory Committees to express interest in developing an accessible, senior-friendly trail system in the area. The City of Lafayette could potentially share in the cost or possibly negotiate other services.

This area offers potential connections to Lafayette's Waneka Landing Open Space and Waneka Lake Park as well as the jointly-owned Harney/Lastoka Open Space. Acquisition would allow a buffer between Lafayette and Louisville where the two cities meet.

Status: Boulder County has no acquisition plans in this area.

6. Bullhead Gulch (south of Arapahoe Road); location #1 on Potential Open Space map from Lafayette Open Space & Trails Master Plan

There are approximately 47.5 acres under the ownership of roughly four different people/companies in this area. The City of Lafayette would share in the cost.

Acquisition of open space in this area would allow for a trail connection from Lafayette's Bullhead Gulch Open Space south to connect to Anna's Farm and then across Baseline Road to Waneka Lake Park. If acquisition isn't possible, then possibly easements to provide trail access should be pursued.

Status: Boulder County has no acquisition plans in this area.

Louisville Status Report: One added 2007 request, the Damyanovich Properties; otherwise reiterate priorities from 2006.

1. **Damyanovich:** approximately 12.8 acres along US 36, bisected by Dyer Road. The Damyanovich properties are currently for sale and are broken into two parcels (7.8 acres north of Dyer Road and 5 acres between Dyer and US 36) along the Boulder Turnpike. The northern parcel has a residence on it along with historic barn and outbuildings. Both parcels are categorized in the County's Comprehensive Plan as "*Roadside Open Corridor*". The parcels are also designated as "*Rural Preservation*" in the Super IGA. Separating the home site from the remainder of the acreage could dramatically reduce the purchase price. This would likely require working through the County's subdivision exemption process to split the residence from the remainder of the property. The properties are on the City of Louisville's Open Space Advisory Board's (OSAB) Candidate Open Space List and Louisville would share in the purchase cost if authorized by City Council.

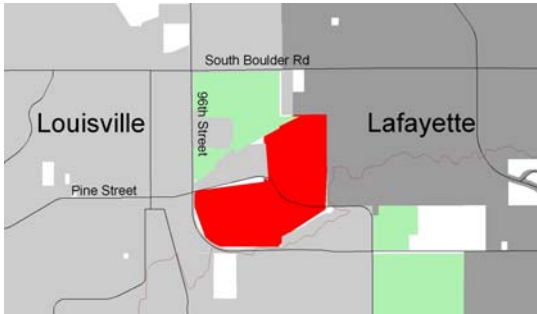
Status: Boulder County is participating in the purchase of the Damyanovich property with Louisville.

2. **Acquisition of the Mayhoffer Property, State Highway 42 and Empire Drive**

The Mayhoffer Property is about 195 acres in size and is designated as Rural Preservation in

the Super IGA. While the monetary value of the property is unknown, Louisville will share in the purchase cost.

This property is the #1 open space priority for the City of Louisville for several reasons. First, it contains the last “unprotected” stretch of Coal Creek that is undeveloped. The Coal Creek corridor is Louisville’s most important wildlife habitat and natural feature. Second, this property is the last large parcel of private buffer land between Louisville and Lafayette. Its protection is key to community shaping and the identity of the two towns. Third, the preservation of this Centennial Farm is important for the area’s agricultural history.

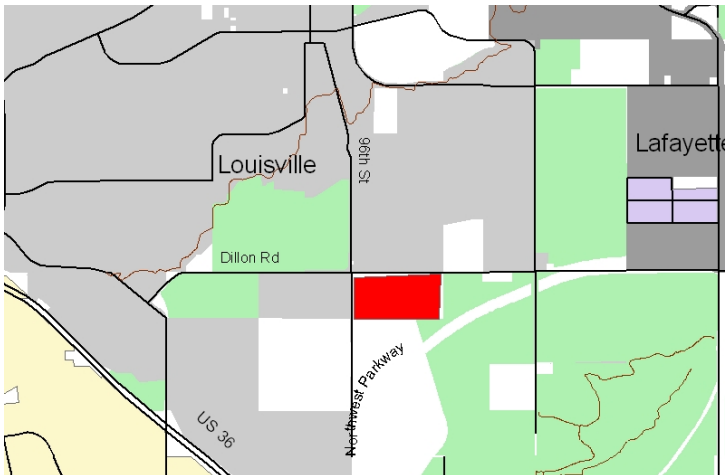


Mayhoffer Property, Hwy 42 and Empire Drive

Status: Boulder County continues to pursue the preservation of the Mayhoffer property, but nothing is happening at this time.

3. Acquisition of the Schreiter Property, southeast corner of the Dillon Road and 96th Street intersection

This property is the #2 open space priority for the City of Louisville primarily for its community buffer and shaping purposes. The size of the property would be large enough to provide a separation between Broomfield immediately to the south and Louisville to the north.

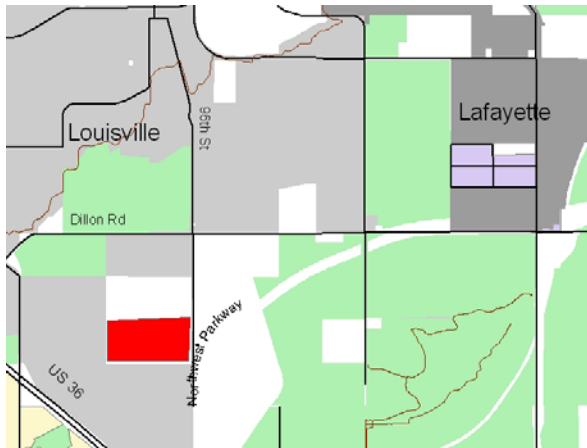


Schreiter Property

Status: Boulder County is willing to participate in this project. Louisville has taken the lead in discussions thus far, and nothing is happening at this time.

4. **Acquisition of the StorageTek Property, west of 96th Street, north of Disk Drive (N1/2 of the SW1/4 of Section 20, T1S, R69W)**

The property is about 80 acres in size and the City designated the northern and eastern portions of it as open space in the Comprehensive Plan update with most of it as Office and Medium Density Residential. However, the Open Space Advisory Board would like to see the entire 80 acres remain as open space. The Louisville City Council would need to recommend this as an appropriate open space project in order for Louisville to share in the purchase cost.



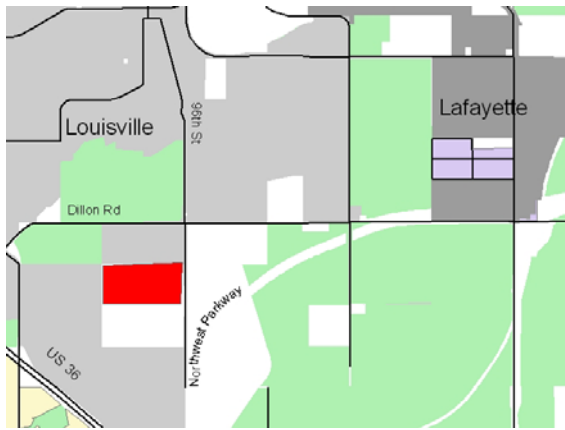
StorageTek Property, Louisville

Status: This property is in Louisville's influence area, thus Boulder County needs approval from the Louisville to pursue this project.

5. **Acquisition of the Paradise Lane Properties, west of 96th Street, (S1/2 of the NE1/4 of Section 20, T1S, R69W)**

The total area is about 80 acres in size but some of the land is already developed with large-lot residential units and is not suitable as open space. However, to the extent that vacant and open areas of the large lots are available for outright purchase or conservation easement protection, the City would recommend protection. The entire area is designated as Rural Preservation in the Super IGA.

This property currently provides part of an open space buffer between the industrial StorageTek campus on the south and Admor Open Space to the north. The property does have some natural resource and agricultural values, particularly in the proximity of the Goodhue Ditch.



Paradise Lane Property, Louisville

Status: Boulder County is willing to consider participating in purchase of the undeveloped lots.

Longmont Status Report: Two general 2007 requests,

1. SE Buffer properties (no specific property names mentioned)

Status: Boulder County is willing to pursue SE buffer properties in the vicinity of the east county line adjacent to current Boulder County open space properties.

2. NE buffer properties (no specific property names mentioned).

Status: Boulder County is willing to offer technical expertise and donated \$5000 toward the purchase of the Litzenburger CE. Otherwise, the area NE of Longmont in Weld County is not an acquisition priority for Boulder County.

Lyons Status Report: The Town of Lyons did not submit any new open space requests for the 2007 planning process, the Town and County are scheduled to close on one long-sought after purchase in September 2006.

The County purchased the following properties in the Lyons area in 2006 and 2007:

- **Olson:** In 2006, the County purchased 98 acres adjacent to Heil Valley Ranch south of Lyons and Lyons acquired 10 acres in the northeast corner of the property for park uses. This property will enable construction of a trail connection between Heil Valley Ranch and the Town of Lyons.
- **North Pointe:** Boulder County is scheduled to purchase Outlot A and Lot 7A of the North Pointe NUPUD Replat A for a total of 113 acres in July 2007. This property is adjacent to the east boundary of Heil Valley Ranch west of State Highway 36.

Nederland Status Report: The Town of Lyons did not submit any new open space requests for the 2007 planning process. Boulder County purchased several properties in the Nederland/Eldora area in 2006-2007. These include:

- **Bernart** (1.46 acres), **Skinner** (2.59 acres) and **Morse** (1.2 acres), all located on Spencer Mountain and jointly purchased with the Eldora Civic Association.
- **Albrighton** (14 acres) adjacent to the Fourth of July Trailhead west of Eldora.
- **S&L** (52 acres) located on the north side of State Highway 119 in Boulder Canyon east of Nederland.

1. Gateway Park

The Gateway Park is a conceptual vision of the lake front area of Barker Reservoir. Plans include the relocation or consolidation of the Nederland wastewater treatment plant, relocation of the Propane Company, addition of a soccer field, skate board park, community park, improved parking, non-motorized boating, trail improvements, restrooms and open space. This project will be completed in phases with the help of volunteer groups and grants.

The Gateway Park has been a dream of Nederland residents for over ten years. This project will enhance outdoor activities for all user groups.

Status: County has no acquisition plans in this area.

Superior Status Report: Reiterated the same properties submitted for the 2006 planning process. Details available in Superior's Open Space Summary Report and Recommendation, March 2005.

1. Arsenault

Status: The 13.45 acres joint purchase closed on 6/6/07; Superior purchased the fee interest and the county acquired a conservation easement.

2. Lastoka/Lutheran Church

Status: Superior purchased the fee interest and Boulder County purchased a Conservation Easement on 30.4 acres in 2006.

3. Verhey

Status: the 155.71-acre joint purchase with Superior and City of Boulder closed on 1/25/07. Boulder County purchased the fee interest; Superior and the City of Boulder purchased Conservation Easements.

4. Level III; 5. Bolejack; 6. Ochsner; 7. Zaharias

Status: The County is willing to consider partnership on several of these properties.

Ward Status Report: Ward did not submit any new open space requests for the 2007 planning process.

The County has purchased the following properties in the Ward area in 2006.

- **Barron fee purchase of existing CE:** 320 acres North of Duck Lake
- **Barron Trust property:** 19 acres west of Barron fee property
- **Koehn:** 8.7 acres near Duck Lake