

Open Space Advisory Board

Agenda

Wednesday, July 8, 2026
Louisville Public Library
951 Spruce Street
6:45 PM

Members of the public are welcome to attend and give comments remotely; however, the in-person meeting may continue even if technology issues prevent remote participation.

- You can call in to +1 719 359 4580 or 833 548 0276 (toll free)
Webinar ID # 876 9127 0986 / Passcode: 916518
- You can log in via your computer. Please visit the [City's website](#) to link to the meeting:

The Board will accommodate public comments during the meeting. Anyone may also [email comments](#) prior to the meeting.

1. Call to Order & Roll Call

2. Approval of Agenda

3. Public Comments on Items Not on the Agenda and Items on the Consent Agenda

Public comments are limited to 3 minutes per speaker. When several people wish to speak on the same position on a given item, a spokesperson may be used to state that position.

4. Consent Agenda

The following items on the Board Agenda are considered routine and shall be approved, adopted, accepted, etc., by motion of the Board and voice vote unless a Board member specifically requests an item be considered under "Regular Business." In such an event, the item shall be removed from the "Consent Agenda" and action taken separately on said item in the order appearing on the Agenda. Those items so approved under the heading "Consent Agenda" will appear in the Minutes in their proper order.

A. Approval of Minutes

- i. OSAB Minutes May 13 2026

5. Board Informational Comments

6. Staff Report

A. OSAB Staff Updates

7. Regular Business

- A. Discussion Item-Meet the New Ranger, Andrew Bailey (10 minutes)
- B. Discussion Item-Social Trails. Presented by Susan McEachern, OSAB Chair (45 Minutes)
- C. Update Item—Capital Improvement Process. Presented by Ember Brignull, Open Space Superintendent (10 Minutes)
- D. [City Council Finance Committee-Special Meeting July 2, 2026 Packet](#)
- E. Update Item-Acquisition Process. Presented by Susan McEachern, OSAB Chair (15 minutes)
- F. Discussion Item-Agenda Items for Joint Board Meeting with Superior, Presented by Susan McEachern, OSAB Chair (10 Minutes)
- G. Discussion Items for Next Meeting-August: PROST & Trails Long Range Plans Review

8. Adjourn

Resident Information

If you wish to speak at the meeting in person, please fill out a sign-up card and present it to the Clerk at the meeting. If you are attending remotely, please use the "raise hand" icon to show you wish to speak in appropriate public comments section.

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or other accommodation should [email the City Clerk's Office](#) or call 303.335.4574

A 2 business day notice is requested.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión del Consejo, por favor llame a la Ciudad al 303.335.4574 o [email](#)

Open Space Advisory Board

Meeting Minutes

May 13, 2026

Library 1st Floor Meeting Room

951 Spruce Street

6:45pm

Call to Order – Chairperson McEachern called the meeting to order at 6:45.

Roll Call was taken and the following members were present:

- Board Members Present: Susan McEachern, Bud Talbot, Michiko Christiansen (at 7:00), Daniel Rupp, Denise Montagu (at 7:00), Andy Dorsey, Brad Pugh
- Board Members Absent: Mark Poletti (excused)
- Staff Members Present: Ember Brignull

Approval of Agenda – The agenda was approved by all members.

Approval of Meeting Minutes – The minutes from the April 6 meeting were approved as written.

Staff Updates

See the meeting packet for most updates. Ember provided some additional details:

- Offer made to hire an open space manager. One more interview (Friday) for a Part time natural resources specialist; Ember expects to make an offer soon after that interview.
- Two cattle herds grazing now – Davidson and North. Recent rain and snow have led to enough growth for successful grazing.
- Accreditation: All three visiting accreditors have signed off – still waiting for final approval

Board Updates

City of Louisville

Open Space Division 749 Main Street Louisville CO 80027
303.335.4776 (phone) www.LouisvilleCO.gov

- Susan reported on the CU zoom meeting that touched in part on the movie theater property redevelopment. CU acknowledged that there are green space requirements in the development but noted that it is too early for details.
- Susan reported on her presentation to city council about OSAB's comments on the PROS and Trails plans. Noted that one key comment from council members was that there will need to be decisions on how to prioritize the many items in both plans.
- Andy noted that on the Lafayette section of the Coal Creek Trail there are signs prohibiting entry on social trails, with reference to a city ordinance.
- Andy and Brad asked that at the next meeting Ember provide the board the map of different classifications of open space based on the vegetation survey.

Public Comments – kudos to staff for continuing to do a good job managing the open space.

Memorandum to City Council Regarding Recommended 2027- 2028 Operational Budget & 2027-2033 Capital Improvement Project Budget for Open Space

- Discussion: Ember provided details about several of the draft capital requests. In the maintenance items, the projects are listed mostly in the order staff intends to tackle them. In the soft surface trail maintenance, the projects are listed year by year. She also explained how the Open Space department's requests are folded into a larger Parks, Rec and Open Space department request.

Ember noted that she will submit to council a spreadsheet of OSAB's capital priority list and the accompanying memo if we choose to write one. The OSAB list will be separate from the PROS department list.

Ember explained the operating budget. Her request to the board is to provide general feedback on which operational activities we want to see more or less of (which would then impact how operations funds are expended) and to provide feedback on the three proposed new staff positions that the department is requesting. Her top staff priority is a project manager position, as it would free staff to do more of their main job and the lack of project management staff reduces the department's capacity to tackle projects.

Board members provided a few suggestions for changes in operations but did not request any major changes, with the exception that Susan proposed an additional staff position – volunteer and education coordinator to increase programming and better engage citizens. Ember noted that if we supported that kind of position, it did not necessarily need to be full time to be effective.

- Action:
 - a. OSAB agreed on the following priorities for capital projects, listed in priority order:
 - i. Warembourg Management Plan (Unanimous agreement that this is a high priority and has been delayed too long.)
 - ii. Soft Surface Trails Maintenance
 - iii. Parking Lot Maintenance
 - iv. Open Space Amenity Maintenance
 - v. Equipment
 - vi. Planning Documents
 - vii. Trail Safety/Access
 - viii. New Trails: Neighborhood Connections
 - ix. New Trails: Regional Trails
 - x. Wayfinding Maintenance (OSAB fully supports finishing the wayfinding program in 2026 but prioritized future maintenance low because it is scheduled for 2030 or later)
 - xi. Open Space Signs (other than Wayfinding)
 - b. OSAB board agreed on the following personnel priorities (listed in order):
 - i. Project Manager (Unanimous agreement that this is a high priority)
 - ii. Ranger 1
 - iii. Natural Resource Tech
 - iv. Volunteer and Education Coordinator. (General agreement that this is a good idea, but discussion about whether it should be department wide and/or could be handled in part by an additional Ranger position.)
 - c. Susan will draft a memo to Council with OSAB's recommendations and send to OSAB members for review. Ember will re-sort the spreadsheet in the order of OSAB priority to include with the memo.

Upcoming Board Meeting Dates

- **Action:** Unanimously agreed to **cancel the July meeting** per the City Council suggestion that boards cancel one summer meeting
- **Action:** **Agreed to pursue joint meetings with Superior and Lafayette.** Dates TBD.

- Note that OSAB's November meeting is scheduled on Veteran's Day and will need to be cancelled or moved. One suggestion is to meet with Lafayette on a different day in November.

Tiger Team between OSAB and the Recreation Advisory Board (RAB)

- Discussion: Susan noted that the Chair of RAB had approached her to suggest some additional communications between OSAB and RAB.
- **Action: Consensus not to pursue a tiger team** but to explore inviting RAB members to one of our meetings. **Susan will reach out to RAB chair.**

Task Clarification for the Trails Tiger Team

- Discussion: Ember suggested that the trails tiger team could be focused on reviewing the draft Trails Master Plan ahead of the next meeting to help provide direction to the board.
- **Action:** OSAB agreed with Ember's suggestion.
- **Action:** Agreed to review the charge for the Social Trails Tiger Team after OSAB has seen the trails master plan.

Discussion Items for Upcoming Meetings

- June: PROST and Trails Long Range Plans. (Andy and Brad asked that at the next meeting Ember provide the board the map of different classifications of open space based on the vegetation survey.)
- July: Cancelled
- August: Potential meeting with Superior
- September: Potential Property Acquisitions Review (Ember to explore inviting the City Manager for an update on her actions on acquisitions)
- October: Prepare for joint meeting with City Council
- November: Potential meeting with Lafayette

Note: Andy requested that a future meeting include a discussion of fire mitigation efforts and specifically the options for irrigation ditch vegetation management. He noted that the conflagration report suggests removing more ditch vegetation but that this vegetation is also important habitat.

Adjourn – The meeting was adjourned at 9:05 p.m.

MEMORANDUM

To: Open Space Advisory Board
From: Open Space
Date: July 8, 2026
Re: Information Item 5: Staff Updates

General:

1. Hiring:
 - Open Space Manager- Amanda Accamando starts on July 13th.
 - Part Time Natural Resource Position- Angela Mundt started on June 2nd.
2. Boulder County Sheriffs Office and the City of Louisville are discussing opportunities for partnering on future wildfire mitigation work.
3. Staff is working with Boulder County Parks & Open Space and the 7th Generation Farm tenant to determine how to deliver water to the 7th Generation Farm on Harney Lastoka.
4. Staff has been collaborating with efforts to complete staff revisions to the PROST Long-term Plan and Trails System Plan by working with PROST leadership and consultants to review the project.

Natural Resources:

- The Warembourg Fishing Pond has been filled.
- Cattle grazed on the west side of Davidson Mesa and North Open Space in mid-May.
- The contractor for herbicide applications completed work on select properties on May 12-15, May 26-29, and June 16-18.
- Goat grazing occurred on June 2-10 on Davidson Mesa for noxious weed control and fire mitigation.
- Prairie dogs have migrated onto Warembourg Open Space and one burrow has been found on Hecla Lake Open Space.
- Biocontrol for field bindweed were released in June at Aquarius and Hillside Open Space properties.
- The Colorado Avian Research and Rehabilitation Institute banded American kestrels at the one active location. Banding is beneficial for tracking migration routes, lifespan and survival rates, and population trends.
- A section of land along the Coal Creek Trail, between Dillon and HWY 36, was reseeded and hydro-mulched following a water pipeline break

Maintenance & Trails:

- Staff is collaborating with the PROST Project Manager to complete the final field review and close out Phase 2 the Lake to Lake portion of the city's Wayfinding project. This is in conjunction with the first review of Phase 3 the Coal Creek Trail portion of the project to assess amenity location and approval.
- Staff began the 2026 mowing season at the end of April and have completed two to three cycles at all Open Space properties depending on vegetation growth.
- The first cycle of Open Space fire perimeter mowing for the 2026 season has been completed by the city's contractor at the end of June.
- Staff installed an approved memorial bench at Davidson Mesa Open Space at the beginning of June.
- Staff is in the process of completing trail repairs throughout the Open Space network after recent weather events.
- The Boulder Youth Corps has begun the 2026 season with the City of Louisville working with the Parks department and will begin working with the Open Space department on July 6, 2026. Staff met with the youth corps leads at the begin of June for introductions and project planning. Staff is excited for another season of work with this program.
- Staff continues to monitor trail counters installed at Harper Lake, Hecla Lake, and Dutch Creek. Counts for May are as follows: Dutch Creek- 10,772 pedestrians, 8,019 cyclists; Harper Lake-10,206 Pedestrians, 3,410 cyclists; Hecla Lake- 11,067 pedestrians, 2,830 cyclists

Resource Protection:

- May Training: Ranger Bailey attended Ranger Excellence School in Estes Park with Larimer County Rangers, and additional training with Boulder County Rangers
- May Enforcement: 6 warnings
 - 3 warnings for dog off leash, 1 warning conducting business. PD issued a warning for encroachment (dumping yard waste), and for trespassing
 - Ongoing dog issues in North Open Space, and E-Bikes across the system
- May Animal Calls: Cattle Drive at North Open Space,
- June enforcement: 9 warnings, 1 court summons
 - 4 warnings for dogs off leash, 1 warning for operating an RC plane, 1 warning for conducting business, 2 warnings for illegal signage, and 1 mandatory court appearance summons for an aggressive dog. PD issued a warning for dogs off leash.

- Other: Criminal Mischief (no suspect) graffiti at Pirates Park. Ongoing dog issues in North Open Space, and E-Bikes across the system

Education and Volunteers:

- This summer staff launched Agents of Discovery: a free app-based outdoor adventure that transforms trails into mission-based exploration. Complete challenges, uncover stories about local wildlife and ecology, and experience open space in a whole new way. Available in English and Spanish for all ages. Stay tuned for mission releases and kickoff details at LouisvilleCo.gov and the Fans of Louisville Open Space and Parks Facebook page.

Education Events Upcoming:

1. Saturday, July 11, 2026, from 8:00 to 10:00 AM, Pulling for Louisville on Davidson Mesa Open Space.
2. Sunday, July 19, 2026, from 7:30 to 9:30 AM, Davidson Mesa on Canvas (Open Space Plein Air Series) on Davidson Mesa Open Space.
3. Friday, July 24, 2026, from 10:00 AM to 12:00 PM, Noxious Weed ID Booth on Davidson Mesa Open Space.
4. Tuesday, August 4, 2026, from 6:00 to 6:45 PM, Web World at the Louisville Library.

Education Events Past:

5. Tuesday, May 19, 2026, from 6:00 to 6:45 PM, Noxious Weed ID Training on Aquarius Open Space. 12 participants.
6. Saturday, June 6, 2026, from 10:00 AM to 1:00 PM, National Trails Maintenance Day at Harper Lake Open Space. Canceled due to low registration.
7. Saturday, June 13, 2026, from 10:00 AM to 12:00 PM, Weed Whackers event at Davidson Mesa Open Space. Seven participants.
8. Thursday, June 18, 2026, from 5:00 to 7:00 PM, Pulling for Louisville at Aquarius Open Space. Five participants.
9. Thursday, June 25, 2026, from 7:00 to 8:00 PM, Wildflower Hike at Davidson Mesa Open Space. Six participants.
10. Sunday, June 28, 2026, from 7:30 to 9:30 AM, Coyote Run on Canvas (Open Space Plein Air Series) on Coyote Run. Three participants.

Legend

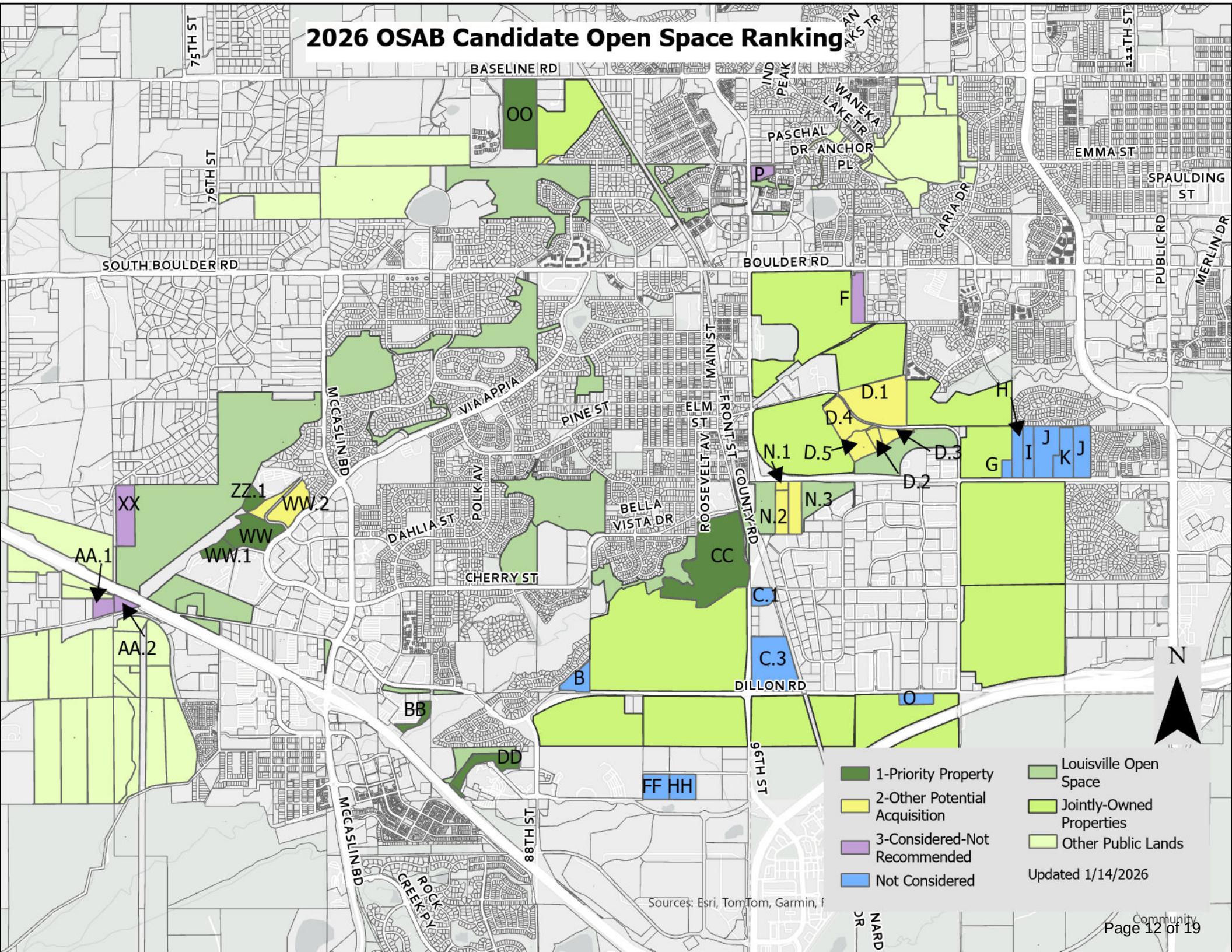
— Social Trails

Vegetation Classification

- Other
- Preserve
- Protect
- Visitor

Map of Louisville, Colorado, showing vegetation classification and social trails. The map includes a legend, a north arrow, and a scale bar. The legend defines 'Social Trails' as red lines and 'Vegetation Classification' with four categories: 'Other' (light blue), 'Preserve' (yellow), 'Protect' (pink), and 'Visitor' (purple). The map shows these classifications overlaid on an aerial view of the city, with various streets and landmarks labeled. A scale bar at the bottom right indicates distances from 0 to 1 mile.

2026 OSAB Candidate Open Space Ranking



Sources: Esri, TomTom, Garmin, f

Updated 1/14/2026

Open Space Advisory Board Highest-Priority Property Acquisition Recommendations

October 2025

Coal Creek Business Park Land (Parcel BB)

Property Features: Approximately 5 acres. A small but high-value riparian parcel adjacent to Coal Creek with trail connectivity along the Coal Creek Trail.

Property Goals: Protect the riparian nature and rich habitat of the property. Provide a buffer against nearby commercial development.

OSAB Recommendation: OSAB recognizes that the property is zoned Commercial Business and recommends preservation of acreage adjacent to Coal Creek Trail.

Baseline Horse Property (Parcel OO)

Property Features: Approximately 34 acres. A large, scenic, and ecologically rich site that includes a barn and farmhouse on land long used for agriculture. It offers critical wildlife habitat, an irrigation ditch, trail connectivity options, and buffering opportunities. Bordered by Lafayette and Boulder County Open Spaces, which connect to Louisville's North Open Space.

Property Goals: Retain the rural nature of the property. Increase open space acreage and provide continuity with adjoining open space properties.

OSAB Recommendation: OSAB recommends that the city work with Lafayette and Boulder County to negotiate a conservation easement, perhaps with the right to develop two custom home properties along the northwestern edge.

Southwest of GHX (Parcel ZZ.1)

Property Features: Approximately 5 acres. Bordered to the west by a powerline easement and Davidson Mesa Open Space.

Property Goals: Retain the rural nature of the property. Expand Davidson Mesa Open Space and enhance trail access opportunities as the surrounding area becomes more developed.

OSAB Recommendation: OSAB recognizes that the property is zoned Planned Community Commercial and recommends preservation of contiguous acreage and potential trail connectivity to Davidson Mesa through the development process. An ideal location for an additional trailhead to reduce overuse of the McCaslin trailhead.

Centennial (Parcel WW)

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

Property Goals: Preserve diminishing grassland habitat. Expand Davidson Mesa Open Space and enhance trail access opportunities as the surrounding area becomes more developed.

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

OSAB Recommendation: OSAB recognizes that the property is zoned Planned Community Commercial and recommends preservation of contiguous acreage and potential trail connectivity to Davidson Mesa through the development process. If Council chooses to develop this area, OSAB would strongly support preservation of at least part of this parcel for a trail connection

Centennial 1 (Parcel WW.1)

Property Features: Approximately 6 acres. Bordered to the west by a powerline easement and Davidson Mesa Open Space.

Property Goals: Preserve diminishing grassland habitat. Increase open space acreage as part of Davidson Mesa Open Space and trail access opportunities as the surrounding area becomes more developed.

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

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

Red Barn Property (Parcel CC)

Property Features: Approximately 68 acres. Includes a historic barn and farmhouse on land long used for agriculture. Coal Creek runs through the property. Bordered to the west by Dutch Creek Open Space and to the south by Boulder County Open Space.

Property Goals: Retain the rural nature of the property. Increase Open Space acreage and continuity with adjoining open space properties.

OSAB Recommendation: OSAB recognizes that the property has a conservation easement, but it includes the rights to develop two additional homes. Maintaining the property in its current state would preserve a true jewel of the city's agricultural heritage. To maintain the rich riparian habitat along Coal Creek, OSAB would recommend not adding creekside trails since the existing trail system connects adjacent open space properties very effectively

Avista Hospital North Property (DD)

Property Features: Approximately 15 acres. Adjacent to existing open space and golf course. Excellent viewsheds. Potential trail connection to Highway 36 bike route.

Property Goals: Consider trail to link with Highway 36. Increase Open Space acreage and continuity with adjoining open space properties.

OSAB Recommendation: OSAB recognizes that the property adjoins the current Avista hospital, which opposes trails on the property. Reconsider a trail once medical facilities are no longer active on the site.

Property Name	Parcel	Size (acres)	Existing Conservation Easement	Zoning (See note at bottom)	Acquisition Strategy	Narrative/Notes
Priority Property						
Coal Creek Business Park Land. West of Dillon; Noth of Coal Crek Trail	BB	5.04	Y	CB	Fee Simple	Small but high-value Coal Creek riparian parcel with rich habitat, trail connectivity, and strong conservation potential as a buffer against nearby commercial development.
Baseline Horse Property. South of Baseline; West of Callahan Open Space.	OO	33.71		County - RR	Conservation Easement	Large, scenic, and ecologically rich site with high conservation value—offering critical wildlife habitat, trail connectivity, fire mitigation potential, and buffering opportunities—where securing at least a conservation easement (ideally through partnership with the county and Lafayette) is essential to prevent development impacts.
South West of GHX	ZZ.1	4.72		PCC	Fee Simple or Partial Developer Land Dedication	Small but strategic extension of Davidson Mesa with habitat value, scenic views, and potential for a trailhead, while buffering against possible commercial development.
Centennial- (Middle)	WW	19.27		PCC	Fee Simple or Partial Developer Land Dedication	This parcel has important conservation value with strong trail connectivity to Davidson Mesa, Centennial, and south Louisville, featuring notable topography and natural areas that complement WW.1.
Centennial 1-(Western)	WW.1	6.03		PCC	Fee Simple or Partial Developer Land Dedication	Parcel with natural vegetation and views that would expand Davidson Mesa habitat and connectivity, though bordered by an Xcel easement.
Red Barn Property. North of jointly owned Warembourg and West of County Road	CC	67.54	Y	AG	Fee Simple	Existing county conservation easement limits development to the existing house plus two additional houses. However, if the property were available for sale, its unique location and riparian habitat make it a priority purchase to maintain rural character and riparian health
Avista Hospital Noth Property	DD	15			Developer Land Dedication	
Other Potential Acquisition						
Mayhoffer-North of Empire Road	D.1	14.75	Y	County -Ag	TBD	Valuable mainly as part of a combined D2, D4, and D5 conservation easement to restrict building near Coal Creek.
Centennial-Eastern	WW.2	19.6		PCC	TBD	Medium parcel with limited habitat value but potential as a fire buffer, trail link, and development buffer, best pursued with nearby WW and ZZ properties.
SE of HWY 42 & 96 th St. (Western)	N.2	8.28		County -Ag	TBD	Best conserved with N2 and N3 to enable potential Coal Creek Trail realignment and access.
SE of HWY 42 & 96 th St. (Eastern)	N.3	9.9		County -Ag	TBD	Best combined with N2 and N3 to enable Coal Creek Trail access and potential realignment.
Western most Conservation Easement; South West of Empire Road.	D.4	11.05	Y	County -Ag	TBD	Conservation easement.
South East of HWY 42 & 96 th St.- (Western, smallest)	N.1	1.65			TBD	Best conserved with N2 and N3 as a buffer; provides no creek access alone.
Southern Most Conservation Easement; West of Empire Road	D.5	8.9	Y	County -Ag	TBD	Creek protected through a conservation easement.
South of Empire Road adj. to Mayhoffer	D.2	3.33		County -Ag	TBD	Conservation easement.
South of Empire Road adj. to Mayhoffer	D.3	5			TBD	Best conserved with other D properties.
Considered But Not Recommended					TBD	
Sanitilies- SE of S.Bldr Rd & 95th St.	F	9.13		PCC	TBD	Small parcel with views and trail access that could serve as a community buffer or park, but has low open space value and is more suitable for development.
South of Davidson Mesa & US 36 (Eastern)	AA.2	2.68			TBD	Parcel south of 36 providing potential trail connections from Davidson Mesa to Marshall Trail.
South of Davidson Mesa & US 36 (Western)	AA.1	4.71			TBD	Parcel south of 36 with potential trail connections.
South East of Pascele Drive & HWY 42. Seventh Day Adventists	P	4.9		County - RR	TBD	A small parcel with mountain views and trail connections that could serve as a neighborhood buffer or parkland, but offers low open space value and is likely better suited for development.
West of and adjacent to Davidson Mesa	XX	19.03			TBD	Excellent views; City of Boulder Open Space & Mountain Park adjacent land.

Strategies and Tools for Open Space Property Acquisition

12/10/2015 Revised 2/4/2026

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

Tool	How it works	Advantages	Disadvantages
Real Estate Retainer	While many large open space agencies have staff dedicated to land acquisitions, this is impractical or unfeasible for smaller agencies due to cost and infrequency of opportunities. A smaller municipality could extend its reach through an established network of real estate brokers in the area. Real estate brokers tend to be the first individuals with knowledge of potential land coming on the market for sale, and may have relationships with landowners in the area. A municipality could provide a select group of brokers with its target acquisition list either to pursue transactions, or simply to keep the municipality abreast of potential target acquisition opportunities. It is typical in the real estate industry for a seller to pay all brokerage commissions/compensation.	Expands the reach of smaller municipalities' beyond staff resources at minimal additional costs, and may result in additional opportunities.	May result in a conflict if multiple brokers identify the same target acquisition at the same time, an event more common in a smaller municipality real estate market.
Right of first refusal/Option Agreement	The right of first refusal is a contract between the buyer and seller that specifies that the land may be acquired by the buyer at a future date. This gives the municipality the opportunity to match an offered purchase price within a specified time period should a landowner receive a legitimate offer to sell. A purchase option is simply a right that the municipality holds to purchase the land by a specified date at a specified price. A right of first refusal and a purchase option can be either donated to the municipality or sold.	Keeps the opportunity open, keeps the dialogue going, inexpensive.	Money paid to the seller for the right of first refusal/option is forfeited if the city cannot or will not purchase the land at the specified time and price.
Fee Simple Acquisition	Most acquisitions of open space have historically been fee simple purchases.	Fee acquisition has the advantage of giving the city full control over the management of the properties' resources, and provides the greatest flexibility for decision making about the best ways to address visitor access, agricultural management, ecological restoration, and other management issues.	Most expensive of all acquisition tools

Conservation Easements	Legal restriction voluntarily placed on a property by its owner. Enforcement rights are granted to a public agency or charitable organization. Easement is customized to meet landowner needs, including retention of certain rights.	Landowners can protect land in perpetuity while maintaining ownership. There are significant savings on taxes including property, income, and estate taxes. Landowners are motivated to donate CEs because Colorado allows transferable tax credits for qualified donations. Currently, a CE donor can earn up to \$375,000 in state income tax credits. Under policies now in effect, these credits can be carried forward for up to 20 years and used as needed to offset state income tax payments, or sold to others.	Conservation easements are irrevocable and rights included are no longer an option for the landowner.
Trail Easements	A partial interest in a property is granted to allow entry onto another landowner's property. Trail facilities are developed within a designated area, to allow users onto the corridor to use the trail. Negotiation between trail managers and owners usually occurs. Owners may be willing to allow access for a fee or donation of the easement.	Easement acquisition is usually cheaper than outright purchase of land. There are fewer disruptions of existing land uses.	Tensions can arise between entities regarding terms or covenants. Term easements can cause problems if the landowner does not choose to renew the easement.
Parkland/Trail Dedication	City requires developers and builders to dedicate park/trail lands or pay a fee that is used to acquire and develop park and trail facilities. This exaction fee is a way to offset increased demand for parks or trails created by developer/new homeowner	Cities can conserve open spaces at the pace of land development. Developers can negotiate to construct facilities, saving costs to both parties.	Although courts generally uphold this type of exaction, it could result in litigation for requiring payment/land dedication.
Bargain Sale of Land	An agreement is created to sell land for less than fair market value between City and landowner.	Potential tax benefits exist such as charitable donations and a reduction in capital gains tax. Sellers are often motivated to see land preserved.	Less profit for seller than selling at fair market value. Conservation value restraints may limit agency ability to purchase property.

Initial Rankings from OSAB's TBD

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