

Open Space Advisory Board

Agenda

Wednesday, September 9, 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. Board Consent Agenda

The following items on the Consent Agenda are considered routine, and shall be approved, adopted, accepted, etc. by a motion of the Board 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 Board Minutes in their proper order.

A. OSAB August 12, 2026 Minutes

5. Board Informational Comments

6. Staff Report

A. Staff Update

7. Regular Business

- A. 7:00pm Discussion Item:
Introduction of Amanda Accamando, Open Space Manager (5 Minutes)
- B. 7:05pm PUBLIC HEARING / Action Item:
Centennial Valley General Development Plan Amendment-Future Trail Connection to Davidson Mesa. Presented by Jeff Hirt, Planning Manager. (45 minutes)
- C. 7:50pm Action Item:
Finalize OSAB Recommendations Regarding the PROS Guidebook: Long Range Plan & Trails System Plan. Presented by Susan McEachern, OSAB Chair. (20 minutes)
- D. 8:10pm Action Item:
OSAB Recommendation to City Council Regarding 8600 Baseline Property (OO). Presented by Susan McEachern, OSAB Chair (5 minutes)
- E. 8:15pm Discussion Item:
Finalize Presentation for Upcoming Joint Meeting with City Council on October 13, 2026. Presented by Susan McEachern, OSAB Chair. (20 minutes).
- F. 8:35pm Discussion Item:
Joint Meeting with Lafayette. Presented by Susan McEachern, OSAB Chair (5 Minutes)
- G. Discussion Items for Next Meeting
 - Finalize 2026 Candidate Open Space Ranking.
 - Acquisition Reserve Policy Regarding City Council Recommended Financial Cap.

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 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

August 12, 2026

Library 1st Floor Meeting Room

951 Spruce Street

6:45 PM

Call to Order – Vice Chairperson Dorsey called the meeting to order at 6:48 p.m.

Roll Call was taken and the following members were present:

Board Members Present: Bud Talbot, Brad Pugh, Daniel Rupp, Denise Montagu, Michiko Christiansen, Andy Dorsey, Mark Poletti (remote)

Board Members Absent: Susan McEachern (excused),

Staff Members Present: Ember Brignull, Adam Blackmore

Approval of Agenda – The agenda was modified to remove the introduction of Amanda Accomando, as she was unable to attend. The modified agenda was approved by all members.

Approval of Meeting Minutes – The minutes from the July 8, 2026 meeting were approved as written

Public Comments – Two residents expressed concerns about prairie dogs entering the Warembourg open space through the fencing. They cited risks from the increased prairie dog encroachment, including vegetation degradation, disease spread, and overall negative appearance of the area and requested that OSAB discuss appropriate prairie dog control.

Staff Updates – Finishing interviews for Maintenance Tech. Natural Resources position posted. Update on 101 Cherry St. property – the city has purchased it. Two acres of the property adjacent to the existing open space is intended to become open space.

City of Louisville

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

Board Updates – Andy updated on the Tiger Team work on social trails. The work is reflected in the social trails evaluation matrix in the draft Trails Master Plan that is posted online.

Regular Business

1. Discussion Item-Budget Update. Presented by Adam Blackmore, Director of Parks, Recreation and Open Space.
(Link to City Council July 22, 2026 Budget Retreat Materials:
<https://louisvilleco.portal.civicclerk.com/event/1407/files/attachment/405>)
 - Adam reviewed the city budget calendar. Last night was the Capital Improvement Plan review process by council. Sept. 1 council meeting will be the first formal budget presentation to council by the city manager. There will be several more budget-focused council meetings before a likely 11/2 budget adoption. Individual budget line items could certainly change in that time. Council is required to adopt a two-year balanced budget, but Adam noted that this council likes to see a 6-year structurally balanced budget, which means that capital projects in the 5th and 6th year of the budget forecasts may need to be modified..
 - Personnel-Several new positions are currently modeled in the draft budget, including PROS assistant director and Natural Resources Technician for Open Space. Intent of assistant director position is to take over some project management, as Bryon has more projects than one person can reasonably handle. If that position does not move forward, then Adam will try for a project manager.
 - OSAB Recommendations (Staffing and Capital) - several OSAB recommendations are in the budget model currently. All the capital projects on the OSAB list are currently in the budget, although not necessarily on our timeline. (Warembourg improvements are pushed back until 2032.) There is some potential for changes as the budget process moves forward. The Open Space capital list includes \$75,000 a year in 2028-2030 for new community trails connections. Those represent a percentage of a broader city trails budget request, which includes funds in other budgets like parks and public works.
 - Acquisition Reserve: Last year the council guidance was to cap the acquisition reserve at \$5 million. The council request at the budget retreat was to model the cap at \$2 million to allow the Open Space department budget to be in balance after 2031 given the proposed large capital projects. The \$2 million won't be reached until 2031 so there is no immediate impact.

2. Action Item: Develop PROS Guidebook (Long Range Plan & Trails System Plan)
Recommendations to City Council.

- Council will review drafts on 8/25
- 9/13 is the last date for public engagement (after the 9/9 OSAB meeting). Adam noted that the department is not planning to make any changes to the documents until after the public comment period closes.
- 10/6 is council's proposed adoption date

Discussion: Most board members have not had enough time to review the plans to provide solid feedback at this meeting.

Action: Motion by Denise; Second by Michiko. Approved Unanimously.
Develop a draft memo for council to be reviewed at the next OSAB meeting, using the process outlined below:

A. Ember or Susan will email ASAP to the board a template to complete by 8/26 to provide structured feedback. Members will return the template to Ember. The feedback will include up to three high level (not wordsmithing) items in each of the following categories:

- What is in the plan that you like, and you want to make sure stays in?
- What did you want to see that is not in the plan (or that you expected to be in the plan that is not)?
- What is in the plan that you think is either inaccurate or in the wrong direction?

A. Susan will compile feedback and produce draft by 9/2 for OSAB packet.

B. Board will review the draft and finalize in the 9/9 meeting

3. Discussion Item-Preparation for Property Acquisition Review in September.
Presented by Susan McEachernm, OSAB Chair. (10 minutes).

- Property OO Board Recommendation to City Council
 - **Consensus that Susan should draft a memo to council that is essentially an updated version of the 2017 memo, with reference to increased number of housing units in the current development proposal.**
 - **Board would review the memo at the next meeting**
 - Ember noted that Council has seen the 2017 memo recently and Adam noted that the city manager will be reaching out to the Lafayette city manager to discuss the parcel.

- Identify New Opportunities for Property Review in September
 - No new properties were proposed

4. Discussion Items for Upcoming Meetings

- Centennial Valley General Development Plan Amendment for Residential Development
- PROS and Trails Memo Review
- OO property memo review
- Property Acquisition Review
- Acquisition Reserve (what should be OSAB's response if council continues to suggest a \$2 million cap?).
- Joint meetings – consensus from Board members is that the higher priority is to pursue a joint meeting with Lafayette than with Superior, in large part because of joint interest in the OO property

Adjourn – The meeting was adjourned at 9:02.

MEMORANDUM

To: Open Space Advisory Board
From: Open Space
Date: September 9, 2026
Re: Information Item 5: Staff Updates

General:

Hiring:

- Open Space Maintenance Technician: Staff has selected one of our current seasonal employee's Matt Novacco to become the new full-time Open Space Maintenance Technician I. His first day was August 25, 2026 in his new role and we are all excited to continue to work and grow as a team.
- Natural Resource Supervisor: The position has now closed and we received 45 applications. Interviews should begin the week of 9/7. We are still on track to fill this position by end of September.
- PROS Long Range Plan Tentative Schedule for City Council Adoption
- 9/11—Final day of public comment/review on Engage Louisville
- 9/21—Final versions reviewed with council at CMO briefings and/or emailed for review prior to packet posting
- 10/6—Final council presentation (if needed) and adoption of both plans

Natural Resources:

- The Warembourg fishing pond has been refilled.
- Herbicide applications have been scheduled for select Open Space properties for September 29-October 2. Staff will be implementing a new tracking system to track application locations via GPS.
- Fall grazing updates: Cattle on Davidson Mesa September 10-15, and Damyanovich from September 15-19. Goats are scheduled for North Open Space September 15-22.

Maintenance & Trails:

- Staff has completed a bridge plank replacement project at Coal Creek Trail to refurbish it to a safer standard by installing new timber planks.
- Staff assisted the Natural Resources department with the process of filling the Warembourg fishing pond.

- Staff will be assisting with the event put on by the Natural Resources department “Wildlife Day Celebration” on September 4, 2026. Staff will be hosting education booths and assisting with the set-up and breakdown of the event.
- Staff continues to mow and trim back vegetation throughout the Open Space trails network.
- Staff installed tackifier crusher fines at concrete to crusher fines transitions along the Coal Creek trail for safety and trail longevity.
- Staff is in the process of completing and advertising the Parking Lot Enhancement RFB to solicit bids from qualified contractors.
- Staff is working with the vault restroom vendor CXT to install a new vault restroom facility at the Aquarius Open Space trailhead. The project is currently waiting for state approval of the plans and project to allow the installation to commence.
- Staff continues to monitor trail counters placed on Open Space properties. Counts were as follows for July: Dutch Creek-17,844 (down 1.3% from July 2025), Harper Lake-12,448 (down 7.2% from July 2025), Hecla Lake-15,911 (up 7.5% from July 2025)
- Staff has received an order of new generic signs to replace the faded and outdated signage that is currently on Open Space properties. These consist of Handicapped Parking, no dogs, no swimming signs and other such signs. Staff will continue the process of replacing and installing these signs as time permits.
- Staff purchased received a new heavy-duty hydraulic tilt trailer to use for the transportation of heavy equipment like our new skid steer. The skid steer is scheduled to be delivered to staff by the end of September.

Resource Protection:

- Sr. Ranger Naturalist White-Patarino is back full-time from paternity leave.
- Rangers are conducting an ongoing investigation into a large encroachment violation near Hecla Lake.
- Rangers have completed Trail Etiquette education booths for 2026. Rangers counted about 450 booth attendees, about half of which were school kids and their parents.

Education and Volunteers:

- The City will no longer be using EventBrite for marketing and managing registrations for City events, including Open Space education and volunteer events. Information and registration will now be implemented through the City's new website calendar and Open Space education webpage.
- We saw good engagement by the public with the Agents of Discovery app during the month of August. We logged 110 plays for the month of August upon our launch. Open Space has new missions available through the Agents of Discovery app. This month's missions include "The Wild Food Webs of Harper Lake" and "Picnic Poachers".
- The City will not be hosting a City-wide volunteer appreciation event this year. Staff is planning to host an Open Space appreciation event for some time in October or November.

Education Events Upcoming:

- Sunday, September 13, 2026, from 3:30 to 5:30 PM, Olson on Canvas at Olson Open Space.

Education Events Past:

- Sunday, August 16, 2026, from 8:00 to 10:00 AM, North Open Space on Canvas (Open Space Plein Air Series) at North Open Space. 10 participants.
- Wednesday, September 2, 2026, from 4:30 to 6:30 PM, Wildlife Day Celebration at Harper Lake Open Space. Participation not available at time of publication.
- Sunday, September 6, 2026, from 7:30 to 9:30 PM, Open Space Stargazers: Summer Constellations at Aquarius Open Space. Participation not available at time of publication.

ITEM: Centennial Valley General Development Plan Amendment – Future Trail Connection to Davidson Mesa

STAFF: Jeff Hirt, Planning Manager
Rob Zucarro, Community Development Director

REQUEST: Approval of Resolution 1, Series 2026 Recommending to the Planning Commission and City Council Approval of a Centennial Valley General Development Plan Amendment to Establish a Future Trail Connection to Davidson Mesa

SUMMARY:

The City, in coordination with Koelbel and Company, is proposing a General Development Plan (GDP) amendment that includes a future trail connection from Centennial Parkway to Davidson Mesa. The amendment would also allow future residential development on several mostly vacant properties. At this stage, OSAB is being asked to review and make a recommendation on the trail-related component of the GDP amendment. Specifically, whether it supports establishing a trail connection in from Centennial Parkway to Davidson Mesa. The detailed trail alignment and design would be determined through future development applications and return to OSAB for review.

This item is a public hearing and requires a vote of recommendation from OSAB.

BACKGROUND:

The proposed GDP amendment applies to approximately 73 acres of mostly vacant property in Centennial Valley. The amendment would allow residential uses on these properties and establish general standards for future development, such as maximum residential density, building scale, and height.

A GDP establishes the zoning framework for future development. It does not approve a specific development plan or determine the locations of buildings, streets, parking, infrastructure, or the detailed design of trails.

Before development could occur, a future applicant would need additional City approvals, including a Planned Unit Development (PUD). That process would address these site-specific details and include additional public hearings.

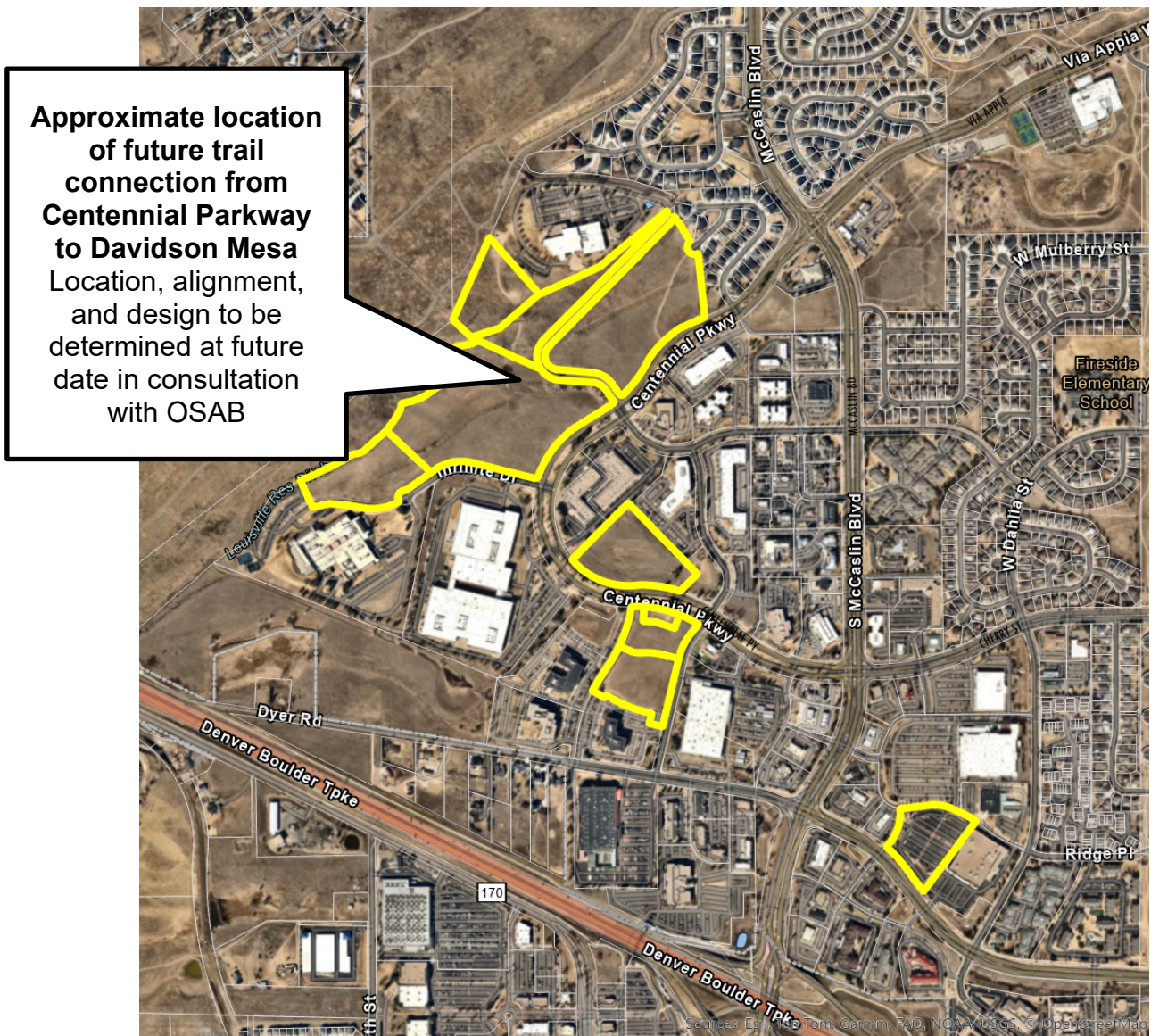
Louisville Municipal Code Section 4.02.050 directs OSAB to review the open space-related portions of applicable development applications and advise Planning Commission and City Council on matters including:

- Open space dedication and planning;
- *Trails and trail connections;*
- Management and landscaping of private common open space;

- Infrastructure or improvements related to open space; and
- Whether an application should include an open space element where one is not otherwise proposed.

For this GDP amendment, OSAB's review is limited to the open space and trail-related components of the application. The primary component within OSAB's purview is the proposed future trail connection from Centennial Parkway to Davidson Mesa. The application does not propose additional open space dedication.

Future development applications that establish the detailed alignment and design of the trail would return to OSAB for review and recommendation before proceeding through the applicable development review process.



Map of General Development Plan Amendment Area
The areas in yellow include areas proposed to allow residential uses

PROPOSAL:

The proposed GDP amendment would require a future trail connection from Centennial Parkway to Davidson Mesa as development occurs within the applicable portion of the GDP area.

At the GDP stage, the intent is to establish that the connection will be provided. The GDP does not establish the final trail alignment, width, design, construction details, or related infrastructure.

Those details would be developed through a future PUD, subdivision plat, or other applicable development application. That future application would return to OSAB for review of the more detailed trail proposal.

ANALYSIS:

[internal note: PROS staff feel free to list any applicable policies here]

Consistent with Louisville Municipal Code Section 4.02.050, OSAB's review is limited to the open space and trail-related components of the GDP amendment.

The GDP would require a future trail connection from Centennial Parkway to Davidson Mesa. At this stage, the GDP establishes the requirement for the connection, while the specific alignment, design, and related improvements would be determined through a future development application and return to OSAB for review.

No additional open space dedication is required. Previous development approvals in Centennial Valley provided open space exceeding the applicable minimum dedication requirements.

Comprehensive Plan Consistency

The proposed trail connection is consistent with Comprehensive Plan policies supporting improved connections between neighborhoods, trails, and open space, including:

- LU 9.2: Strengthen walking and biking connections between homes, shops, parks, open spaces, and transit.
- LU 9.6: Promote connections to nearby open spaces, particularly areas west of Centennial Boulevard near Davidson Mesa, while balancing private property interests.
- OS 4.4: Maintain and improve neighborhood connections to parks, trails, and open space and connect them to the broader trail system.
- CP 3.1 and CP 3.3: Maintain, expand, and link trails to create a safe, connected trail network.

The Comprehensive Plan also identifies Priority Transportation Connection T1 – Centennial Valley and Davidson Mesa Multimodal Connection. Requiring a future trail

connection through the GDP directly supports these policies and the identified connection.

Davidson Mesa Trailhead

An existing informal trailhead is located at the end of Century Drive on adjacent private property outside this application. It is not being addressed through this GDP amendment.

If future development or access affects this area, the City would evaluate opportunities to coordinate that work with potential future trailhead improvements through the applicable PUD or subdivision process.

STAFF RECOMMENDATION:

Staff recommends that OSAB recommend approval of the proposed Centennial Valley GDP amendment requirement for a future trail connection between Centennial Parkway and Davidson Mesa.

ATTACHMENTS:

1. Proposed Centennial Valley General Development Plan (GDP) Amendment
2. OSAB Resolution No 2, Series 2026
3. Application

**RESOLUTION NO. 1
SERIES 2026**

**A RESOLUTION RECOMMENDING TO THE PLANNING COMMISSION AND CITY COUNCIL
APPROVAL OF THE OPEN SPACE AND TRAIL COMPONENTS OF A CENTENNIAL VALLEY
GENERAL DEVELOPMENT PLAN AMENDMENT**

WHEREAS, the City of Louisville, in coordination with Koelbel and Company, has proposed an amendment to the Centennial Valley General Development Plan (GDP) to allow future residential development on several properties and establish a requirement for a future trail connection between Centennial Parkway and Davidson Mesa; and

WHEREAS, no additional open space dedication is required because previous development approvals in Centennial Valley provided open space exceeding applicable minimum dedication requirements; and

WHEREAS, consistent with Louisville Municipal Code Section 4.02.050, the Open Space Advisory Board has reviewed the open space and trail-related aspects of the application, including the proposed trail connection; and

WHEREAS, the Board understands that the specific alignment, design, and other details of the future trail connection will be addressed through subsequent development applications; and

NOW, THEREFORE, BE IT RESOLVED that the Open Space Advisory Board of the City of Louisville, Colorado, does hereby recommend that the Planning Commission and City Council approve the open space and trail-related components of the proposed Centennial Valley General Development Plan amendment.

PASSED AND ADOPTED this ____ day of _____, 2026.

By: _____,
Chair, Open Space Advisory Board

Attest: _____,
Secretary, Open Space Advisory Board

OSAB

September 9, 2026

Public Hearing

To Establish Future Trail Connection from Centennial
Parkway to Davidson Mesa with the Centennial Valley
General Development Plan Amendment

Summary of Request

- Proposed General Development Plan (GDP) amendment for future residential development
- Includes requirement for future trail connection, two public park areas
- OSAB review is focused on the trail connection



What is OSAB Reviewing?

Under the City Code, OSAB advises Planning Commission and City Council on:

- Open space dedication and planning;
- **Trails and trail connections;**
- Management and landscaping of private common open space;
- Infrastructure or improvements related to open space; and
- Whether an application should include an open space element where one is not otherwise proposed.

For this application, the focus is the trail connection included in the GDP amendment.

Summary of Request

The GDP amendment would establish:

- Residential as an allowed use
- General development scale and density
- A requirement for a new trail connection from Centennial Parkway to Davidson Mesa
- Areas where future public parks are required

It does not approve detailed development or trail location, design

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS ____ DAY OF _____, 20____ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____ SERIES _____

CITY COUNCIL CERTIFICATE

APPROVED THIS ____ DAY OF _____, 20____ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

ORDINANCE NO. _____ SERIES _____

MAYOR _____ CITY CLERK _____

CLERK AND RECORDER CERTIFICATE

(COUNTY OF BOULDER, STATE OF COLORADO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK, _____ M., THIS ____ DAY OF _____, 20____ AND IS RECORDED IN PLAN FILE _____, FEE _____ PAID _____, FILM NO. _____, RECEPTION _____.

CLERK & RECORDER _____ DEPUTY _____

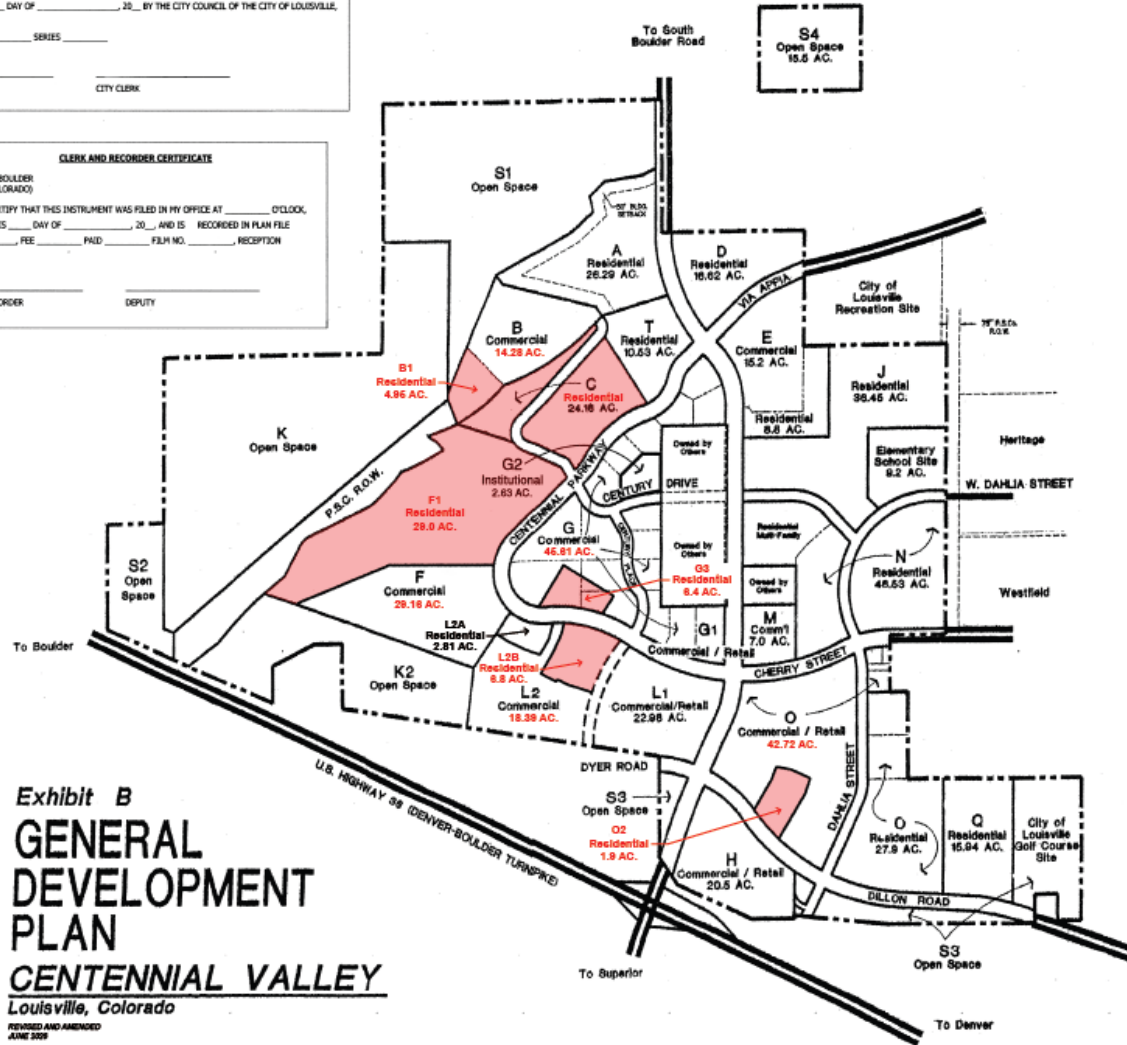
Exhibit B

GENERAL DEVELOPMENT PLAN

CENTENNIAL VALLEY

Louisville, Colorado

REVISED AND AMENDED
JUNE 2025



R
Residential
8.69 AC.

S5
Open Space
28.69 AC.

S4
Open Space
15.6 AC.

- Requirement for future trail connection established here
- Does not address alignment, design, etc.
- That comes later

DESIGNATED USES	PLANNING AREAS	ACREAGE	AVERAGE DENSITY	DWELLING UNITS	GROSS BUILDING AREA
RESIDENTIAL					
SINGLE FAMILY (ATTACHED & DETACHED)	A B1 C D E F1 J N Q R T	213.57	4.35	929	-
MULTI-FAMILY	F1 G3 L28 N O Q2	62.39	23.13	1212	-
MULTI-FAMILY (AFFORDABLE)	L2A	2.81	37.00	104	-
TOTAL RESIDENTIAL		268.77	8.35	2245	N/A

(C) CODE

(D) SPECIFIC DESCRIPTIONS OF PERMITS AND RESTATED DEVELOPMENT AGREEMENTS

(E) SINGLE-FAMILY ATTACHED IS D

NEW RESIDENTIAL PARCEL USE

RESIDENTIAL PARCEL	USE TYPE	MAX. BUILDING HEIGHTS (FEET)	POCKET PARK PROPOSED
S1	SFD, S	35 FT / 2 STORES	NO
O	SFD, S	35 FT / 2 STORES	NO
F1	SFD, S	40 FT / 3 STORES	YES
G3	SFD, S	45 FT / 3 STORES	YES
L2A*	SFD, S	45 FT / 4 STORES	NO
L2B	SFD, S	45 FT / 3 STORES	NO
O2	SFD, S	45 FT / 3 STORES	NO

* NOTE: PARCEL L2A IS A SPECIAL CASE FOR THE CITY OF LOUISVILLE. THE USE STANDARDS PROVIDED FOR PARCEL L2A ARE FOR INFORMATION PURPOSES ONLY.

POCKET PARK STANDARDS

IF DEVELOPED, THE PARCEL SHALL INCLUDE A POCKET PARK OF NOT LESS THAN ONE-FOURTH (0.25) ACRE. IF DEVELOPED FOR COMMERCIAL USE, PARCEL G3 SHALL INCLUDE A POCKET PARK OF NOT LESS THAN ONE-HALF (0.5) ACRE.

PARCEL G3 SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING AMENITIES:

- MULTIPLE OPEN SPACE AND/OR PLAY HILL
- SHADE
- PLAY EQUIPMENT PROVIDING A VARIETY OF ACTIVE PLAY ELEMENTS DESIGNED TO ACCOMMODATE CHILDREN OF MULTIPLE AGES

THE INCLUSION OF A POCKET PARK IS ONLY REQUIRED FOR RESIDENTIAL USES WITHIN THE PARCELS REQUIRED IN THE TRAIL CONNECTION. THE FINAL SIZE, CONFIGURATION, LOCATION, AND DESIGN OF THE PARK AND ITS AMENITIES SHALL BE DETERMINED DURING FINAL DEVELOPMENT PLAN AND/OR SUBDIVISION REVIEW, PROVIDED THE MINIMUM AMENITIES IDENTIFIED HEREIN ARE INCORPORATED.

TRAIL NOTES

THE INCLUSION OF A TRAIL CONNECTION FROM CENTENNIAL PARKWAY TO THE DAVIDSON MESA OPEN SPACE SHALL BE REQUIRED WHEN PARCELS F1 AND G ARE DEVELOPED WITH RESIDENTIAL USES. TRAIL ALIGNMENT, LOCATION, AND DESIGN SHALL BE GENERALLY CONSISTENT WITH THE CITY'S ADOPTED TRAIL STANDARDS AND DETERMINED DURING FINAL DEVELOPMENT PLAN AND/OR SUBDIVISION REVIEW.

TRAIL NOTES

THE INCLUSION OF A TRAIL CONNECTION FROM CENTENNIAL PARKWAY TO THE DAVIDSON MESA OPEN SPACE SHALL BE REQUIRED WHEN PARCELS F1 AND C ARE DEVELOPED WITH RESIDENTIAL USES. TRAIL ALIGNMENT, LOCATION, AND DESIGN SHALL BE GENERALLY CONSISTENT WITH THE CITY'S ADOPTED TRAIL STANDARDS AND DETERMINED DURING FINAL DEVELOPMENT PLAN AND/OR SUBDIVISION REVIEW.

Proposal

- The GDP would require a future trail connection from Centennial Parkway to Davidson Mesa as development occurs.
- At this stage, the GDP establishes:
 - The requirement for the connection
 - The general location / framework
- Future applications will determine:
 - Alignment, width, design, and construction details
 - Related infrastructure and improvements
- Detailed trail plans will return to OSAB – codified as part of PUD approval process.

Context

Open Space Dedication

- No additional dedication is required
- Prior approvals exceeded applicable requirements

Davidson Mesa Trailhead

- Existing informal trailhead is outside this application
- Future access or development may create opportunities to coordinate potential improvements

Analysis

- The proposal is consistent with Comprehensive Plan policies supporting:
 - Safe, direct walking and biking routes — LU 9.2
 - Connections to Davidson Mesa — LU 9.6
 - Neighborhood links to parks, trails, and open space — OS 4.4
 - A safe, connected trail network — CP 3.1 and CP 3.3
- It also supports Priority Transportation Connection T1: Centennial Valley + Davidson Mesa Multimodal Connection.



Process and OSAB Role



Staff Recommendation

Approval of Resolution No. 1, Series 2026, for an OSAB recommendation of approval of the trail component of the proposed Centennial Valley GDP amendment.

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS ____ DAY OF _____, 20____ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____ SERIES _____

CITY COUNCIL CERTIFICATE

APPROVED THIS ____ DAY OF _____, 20____ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

ORDINANCE NO. _____ SERIES _____

MAYOR _____ CITY CLERK _____

CLERK AND RECORDER CERTIFICATE

(COUNTY OF BOULDER
STATE OF COLORADO)

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CLERK & RECORDER _____ DEPUTY _____

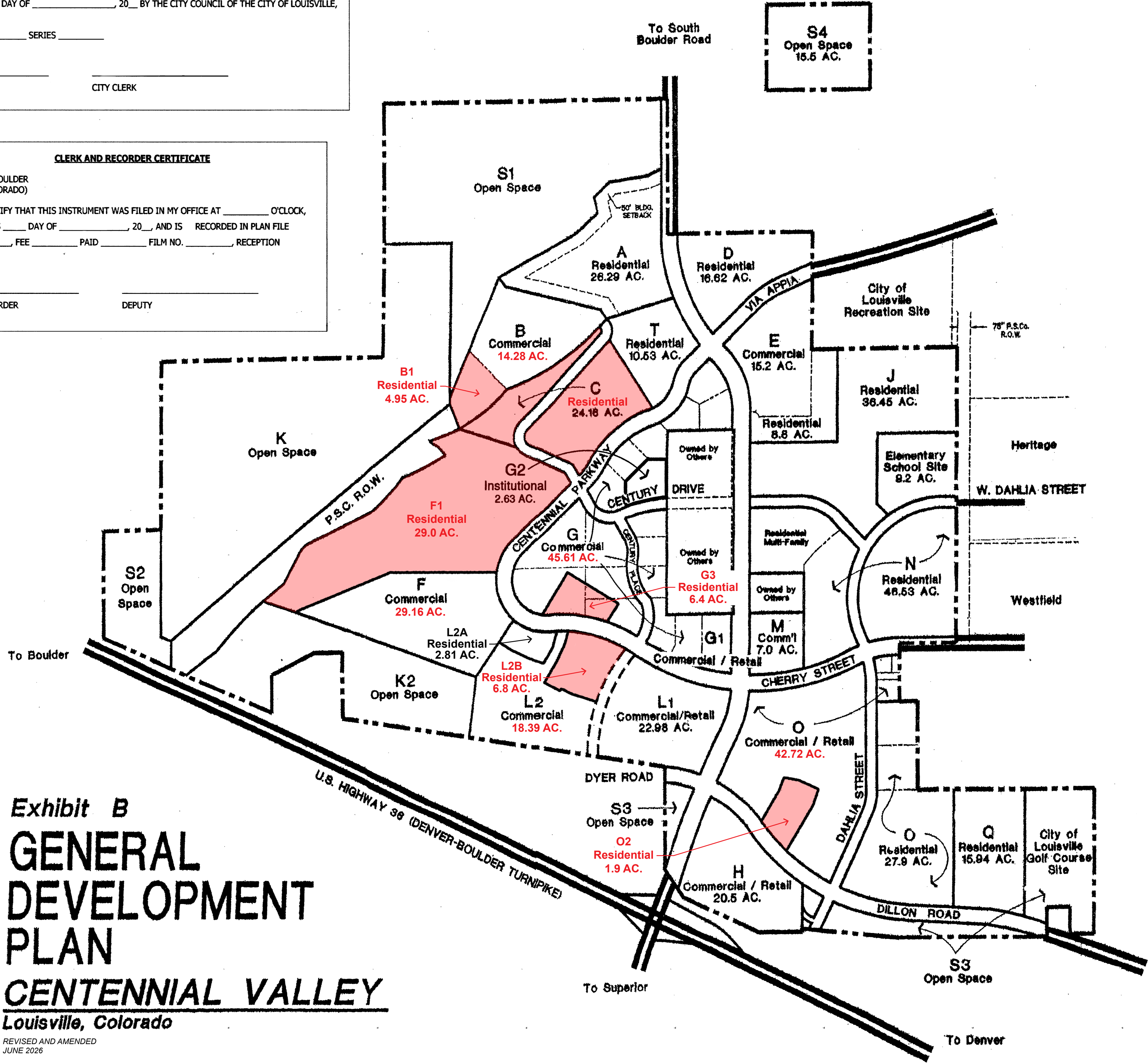


Exhibit B
GENERAL DEVELOPMENT PLAN
CENTENNIAL VALLEY
Louisville, Colorado
REVISED AND AMENDED
JUNE 2026

DESIGNATED USES	PLANNING AREAS	ACREAGE	AVERAGE DENSITY	DWELLING UNITS	GROSS BUILDING AREA
RESIDENTIAL					
SINGLE FAMILY (ATTACHED & DETACHED)	A B1 C D E F1 J N Q R T	213.57	4.35	929	-
MULTI-FAMILY	F1 G3 L2B N O O2	52.39	23.13	1212	-
MULTI-FAMILY (AFFORDABLE)	L2A	2.81	37.00	104	-
TOTAL RESIDENTIAL		268.77	8.35	2245	N/A
NON-RESIDENTIAL					
RETAIL	H L M O G1	61.08	0.20	-	515,000 SF
RESEARCH / OFFICE	B C F G L	107.44	0.36	-	2,841,400 SF
INSTITUTIONAL	G2	2.63	0.41	-	47,000 SF
MIXED USE (EXCLUDING RESIDENTIAL)	O E H M	47.39	0.36	-	477,500 SF
TOTAL NON-RESIDENTIAL		218.54	0.31	N/A	3,880,900 SF
TOTAL DEVELOPMENT		487.31	N/A	2245	3,880,900 SF

OPEN SPACE	
OPEN SPACE PARCELS K, K2, S1-S5	295.01
ARTERIAL ROADS	90.46
TOTAL OPEN SPACE	385.47

SCHOOL SITE	9.22
TOTAL LAND	882.00 AC.

USE FOR EACH PARCEL ALLOWABLE UNDER DESIGNATED USES:

PARCEL L	CORPORATE USER / RETAIL / MIXED USE
PARCEL B C F G	RESEARCH / OFFICE / RETAIL
PARCEL G2	INSTITUTIONAL
PARCEL E	MIXED USE / COMMERCIAL
PARCEL M	RETAIL / OFFICE
PARCEL O	MIXED USE / RETAIL
PARCEL H	HOTEL / MIXED USE / RETAIL
PARCEL N O	TOWNHOUSE AND MULTI-FAMILY
PARCEL A D E J N Q R T	SINGLE FAMILY DETACHED
PARCEL K - K2	OPEN SPACE
PARCEL S1 - S5	OPEN SPACE
PARCEL L2A	AFFORDABLE MULTI-FAMILY (2) / CORPORATE USER / RETAIL / MIXED USE

USE FOR EACH AMENDED PARCEL ALLOWABLE UNDER DESIGNATED USES (1):	
PARCEL B1	SINGLE-FAMILY DETACHED / SINGLE-FAMILY ATTACHED / RESEARCH / OFFICE / RETAIL
PARCEL C	SINGLE-FAMILY DETACHED / SINGLE-FAMILY ATTACHED / RESEARCH / OFFICE / RETAIL
PARCEL F1	SINGLE-FAMILY DETACHED / SINGLE-FAMILY ATTACHED, AND MULTI-FAMILY / RESEARCH / OFFICE / RETAIL
PARCEL G3	SINGLE-FAMILY DETACHED / MULTI-FAMILY / RESEARCH / OFFICE / RETAIL
PARCEL L2B	SINGLE-FAMILY ATTACHED / MULTI-FAMILY / CORPORATE USER / RETAIL / MIXED USE
PARCEL O2	SINGLE-FAMILY ATTACHED / MULTI-FAMILY / MIXED USE / RETAIL

- (1) COMMERCIAL AND OFFICE USES SHALL REMAIN PERMITTED AS STATED WITHIN SEC. 17.72.090 - COMMERCIAL AND OFFICE OF THE CITY OF LOUISVILLE'S MUNICIPAL CODE.
- (2) SPECIFIC DESCRIPTIONS OF PERMITTED LAND USES AND DENSITIES FOR EACH PARCEL IDENTIFIED ON THE GDP MAY BE FOUND IN THE CENTENNIAL VALLEY AMENDED AND RESTATED DEVELOPMENT AGREEMENT AS AMENDED.
- (3) SINGLE-FAMILY ATTACHED IS DEFINED AS TOWNHOMES AND PAIRED HOMES/DUPLEX.

NEW RESIDENTIAL PARCEL USE STANDARDS						
RESIDENTIAL PARCEL	USE TYPE	ACREAGE	MAX. DENSITY	MAX. UNITS	MAX. BUILDING HEIGHT/LEVELS	POCKET PARK PROPOSED
B1	SFD, SFA	5.00	6 DU/AC	30	35 FT / 2 STORIES	NO
C	SFD, SFA	24.18	6 DU/AC	145	35 FT / 2 STORIES	NO
F1	SFD, SFA, MF	29.00	10 DU/AC	290	40 FT / 3 STORIES	YES
G3	SFA, MF	6.38	30 DU/AC	191	45 FT / 3 STORIES	YES
L2A*	MF	2.81	37 DU/AC	104	45 FT / 4 STORIES	NO
L2B	SFA, MF	6.80	30 DU/AC	204	45 FT / 3 STORIES	NO
O2	SFA, MF	1.90	30 DU/AC	57	45 FT / 3 STORIES	NO

* NOTE: PARCEL L2A IS CURRENTLY UNDER REVIEW BY THE CITY OF LOUISVILLE. THE USE STANDARDS PROVIDED FOR PARCEL L2A ARE INCLUDED IN THIS GDP AMENDMENT FOR REFERENCE PURPOSES ONLY.

PARK STANDARDS

IF DEVELOPED FOR RESIDENTIAL USE, PARCEL F1 SHALL INCLUDE A POCKET PARK OF NOT LESS THAN ONE-FOURTH (0.25) ACRE. IF DEVELOPED FOR RESIDENTIAL USE, PARCEL G3 SHALL INCLUDE A POCKET PARK OF NOT LESS THAN ONE-HALF (0.5) ACRE. EACH REQUIRED PARK SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING AMENITIES:

- MULTI-PURPOSE PLAY LAWN AND/OR PLAY HILL
- SHADE STRUCTURE
- PLAYGROUND FEATURING A VARIETY OF ACTIVE PLAY ELEMENTS DESIGNED TO ACCOMMODATE CHILDREN OF MULTIPLE AGE GROUPS

THE INCLUSION OF A POCKET PARK IS ONLY REQUIRED FOR RESIDENTIAL USES WITHIN THE PARCELS REQUIRED IN THE TABLE ABOVE. THE FINAL SIZE, CONFIGURATION, LOCATION, AND DESIGN OF THE PARK AND ITS AMENITIES SHALL BE DETERMINED DURING FINAL DEVELOPMENT PLAN AND/OR SUBDIVISION REVIEW, PROVIDED THE MINIMUM AMENITIES IDENTIFIED HEREIN ARE INCORPORATED.

TRAIL NOTES

THE INCLUSION OF A TRAIL CONNECTION FROM CENTENNIAL PARKWAY TO THE DAVIDSON MESA OPEN SPACE SHALL BE REQUIRED WHEN PARCELS F1 AND C ARE DEVELOPED WITH RESIDENTIAL USES. TRAIL ALIGNMENT, LOCATION, AND DESIGN SHALL BE GENERALLY CONSISTENT WITH THE CITY'S ADOPTED TRAIL STANDARDS AND DETERMINED DURING FINAL DEVELOPMENT PLAN AND/OR SUBDIVISION REVIEW.

GENERAL DEVELOPMENT PLAN - AMENDMENT

CENTENNIAL VALLEY

CITY OF LOUISVILLE, COLORADO



DATE: AUGUST 27, 2026
CLIENT: KOELBEL
PROJECT NO: 260026
AUTHOR: JF, SW

NOT TO SCALE.



Development Review Application Form

Please complete this form and include it with the submittal documents for your development review application. Applications will not be processed until all required information is provided to the satisfaction of the City of Louisville Planning Department.

Property Information

Common Address(es): _____

Legal Description: _____

Lot _____ Block _____ Subdivision _____

Lot Area: _____ Sq. Ft. or _____ Acres

LAND USE PROCESS (check all that apply)

- ☐ Annexation
- ☐ Concept Plan
- ☐ Easement Vacation
- ☐ Oil and Gas
- ☐ General Development Plan (GDP)
 - ☐ Amendment
 - ☐ New GDP
- ☐ Planned Unit Development (PUD)
 - ☐ Amendment
 - ☐ Preliminary
 - ☐ New PUD
- ☐ Rezoning
- ☐ Special Review Use (SRU)
 - ☐ Amendment
 - ☐ New SRU
- ☐ Subdivision
 - ☐ Final or Replat
 - ☐ Preliminary Plat
- ☐ Temporary Use Permit
- ☐ Variance
- ☐ Vested Property Right
- ☐ Wireless Facility
- ☐ Other: _____

PROJECT DESCRIPTION:

Property Owner Information

Name: _____ Entity (if applicable) _____

Address: _____

Phone: _____ Email: _____

Application Representative Information

Name: _____ Entity (if applicable) _____

Address: _____

Phone: _____ Email: _____

Certification/Signature

I certify that the information I have submitted is true and correct to the best of my knowledge and in filing the application and submittal documents, I am acting as and/or with the knowledge and consent of those persons who are owners of the subject property or are parties to this application.

Signature* _____ Print Name _____ Date _____

*If acting as a representative/agent of the owner, include written authorization from the owner that certifies the agent's right to submit this application

Date: August 17, 2026

To: Louisville Planning Commission and City Council

From: Community Development Department

Re: General Development Plan Amendment – Centennial Valley Housing
(Case No. ZON-0003-2026)

Purpose of the Request

The City of Louisville, in partnership with the property owner, is the applicant for a City-initiated amendment to the Centennial Valley General Development Plan (GDP) affecting approximately 73 acres across multiple properties within the Centennial Valley GDP area. The subject properties are under common ownership and are currently limited to commercial uses. The requested amendment would allow residential uses and establish the maximum residential densities and building heights shown in the proposed GDP amendment.

The request is intended to address zoning only - specifically, the allowed land uses and scale of potential future development - and does not approve a specific site plan or development proposal.

Background and Policy Context

The amendment is intended to align these properties with the recently adopted Comprehensive Plan and Housing Plan, which support expanding opportunities for residential development, increasing the diversity of housing choices, and advancing the City's affordable housing goals. Consistent with City Council's 2026 Work Plan direction, the City is acting as applicant for this land use action to help remove zoning barriers and support appropriate residential development opportunities.

Scope of Approval and Future Review

Approval of the GDP amendment would establish the land use and development framework for the subject areas but would not authorize construction or approve a particular project. Individual development proposals would require subsequent applications, which may include PUD, subdivision, and other applicable reviews.

Those future reviews will provide the opportunity to evaluate site-specific matters such as infrastructure and utility capacity, access and circulation, building and site design, neighborhood compatibility, environmental conditions, and other applicable development standards. Conceptual residential development scenarios included with the application are provided for informational purposes only.

Conclusion

The proposed GDP amendment is a policy-driven zoning action intended to implement adopted City housing and land use goals by allowing residential development where only commercial uses are currently permitted. Any future development within the amendment area will remain subject to separate, site-specific review and approval.

Respectfully submitted,

Community Development Department
City of Louisville

Rob Zuccaro
Community Development Director

August 18, 2026

Rob Zuccaro
Community Development
City of Louisville
749 Main Street
Louisville, Colorado 80027

Re: Centennial Valley – GDP Amendment Cover Letter

Dear Rob Zuccaro,

We are pleased to submit this letter in conjunction with the associated documents requesting an amendment to the existing Centennial Valley General Development Plan (GDP). This cover letter will provide information for use by the City on the project application, proposed uses, and conformance with the City's Comprehensive Plan.

Overview:

The purpose of this General Development Plan (GDP) Amendment is to permit residential uses within select parcels of the Centennial Valley Development. As previously discussed with City Staff, residential uses align with the City's vision for this development as well as the Comprehensive Plan. The City's Comprehensive Plan's Future Land Use Framework designates a mixture of Residential Mixed (R-MX), Neighborhood Center (NC) and Integrated Development (FLEX) place types.

Although R-MX designates a density range of 8-18 dwelling units per acre, conceptual yield studies were prepared and presented to City Staff to help discuss the challenges of meeting that density range on Parcels B1, F1, and C due to topographic limitations.

Parcel B1 is designated Residential Mixed (R-MX) in the Comprehensive Plan Future Land Use Framework. The proposed GDP Amendment allows Single-Family Detached and Single-Family Attached residential development at a maximum density of 6 dwelling units per acre. Buildings may be up to 35 feet in height and two stories as measured in accordance with the approved GDP standards.

Parcel C is located within both the Residential Mixed (R-MX) and Neighborhood Center (NC) future land use designations. The proposed development allows a maximum density of 6 dwelling units per acre and permits both Single-Family Detached and Single-Family Attached residential products. Buildings are limited to 35 feet in height and two stories.

Parcel F1 is also designated Residential Mixed (R-MX) and Neighborhood Center (NC). This parcel permits Single-Family Detached, Single-Family Attached, and Multi-Family residential uses at a maximum density of 10 dwelling units per acre. Buildings may be up to 40 feet in height and three stories.

Single-Family Attached and Multi-Family uses are proposed for Parcels G3, L2B, and O2 with maximum densities of 30 dwelling units per acre. These parcels are within the FLEX land use place type and align closely with the 18-30 dwelling unit range designated in the Comprehensive Plan. Additionally, these parcels have a building height limit of 45 feet with 3 stories maximum.

Park Commitments:

This GDP amendment proposes two additional pocket parks. If developed for residential use, Parcel F1 shall include a pocket park with a minimum size of one-fourth (0.25) acre and Parcel G3 shall include a pocket park with a minimum size of one-half (0.5) acre. Each pocket park is required to provide a multi-purpose play lawn or play hill, a shade structure, and a playground. The final size, configuration, location, and design of the park and its amenities are to be determined during Final Development Plan and/or Subdivision Review.

Davidson Mesa Trail Connections:

The inclusion of a trail connection from Centennial Parkway to the Davidson Mesa open space is proposed when parcels F1 and C are developed with residential uses. The final trail alignment is to be determined during Final Development Plan and/or Subdivision Review.

Conclusion:

Thank you for your consideration and review of the attached General Development Plan Amendment for the Centennial Valley Development. Please direct all future correspondence to the applicant, Jeff Sheets (jsheets@koelbelco.com), Scott Chomiak (schomiak@koelbelco.com), or Jordan Fraser (jfraser@redland.com) at Redland. We look forward to collaborating with the City of Louisville.

Sincerely,



Jordan Fraser, PLA
Senior Planner
Redland Consulting Group



PARCEL B1

ACREAGE: +/- 5.0 ACRES
DENSITY: 5.2 DU/AC

SITE TABULATION:

● (26) SFD (PATIO HOMES) - 35' W X 100' D

PARCEL C1

ACREAGE: +/- 14.3 ACRES
DENSITY: 5.0 DU/AC

SITE TABULATION:

● (32) PAIRED HOMES (WALKOUT) - 86' W X 96' D
● (40) PAIRED HOMES (TUCK UNDER GARAGE) - 80' W X 80' D
(72) TOTAL UNITS

PARCEL F1

ACREAGE: +/- 29.0 ACRES
DENSITY: 3.4 DU/AC

SITE TABULATION:

● (46) SFD (PATIO HOMES) - 35' W X 100' D
● (24) PAIRED HOMES (WALKOUT) - 86' W X 96' D
● (30) PAIRED HOMES (TUCK UNDER GARAGE) - 80' W X 80' D
(100) TOTAL UNITS

THE CONCEPTS PROVIDED ARE CONCEPTUAL IN NATURE AND ARE INTENDED FOR SUPPLEMENTAL USE ONLY, TO ESTABLISH THE ANTICIPATED DENSITY RANGE FOR THE GENERAL DEVELOPMENT PLAN.



PARCEL G3

ACREAGE: +/- 6.4 ACRES
DENSITY: 15 DU/AC

SITE TABULATION:
(96) MULTI-FAMILY UNITS
3 STORY WALKUP

THE CONCEPTS PROVIDED ARE CONCEPTUAL IN NATURE AND ARE INTENDED FOR SUPPLEMENTAL USE ONLY, TO ESTABLISH THE ANTICIPATED DENSITY RANGE FOR THE GENERAL DEVELOPMENT PLAN.



PARCEL O2

OPTION 1
ACREAGE: +/- 1.9 ACRES
DENSITY: 25 DU/AC

SITE TABULATION:
(48) MULTI-FAMILY UNITS
3 STORY WALKUP



OPTION 2
ACREAGE: +/- 1.9 ACRES
DENSITY: 22.1 DU/AC

SITE TABULATION:
(42) MULTI-FAMILY UNITS
3 STORY CUSTOM BLDG



PARCEL L2B

ACREAGE: +/- 6.8 ACRES
DENSITY: 21.1 DU/AC

SITE TABULATION:
(144) MULTI-FAMILY UNITS
3 STORY WALKUP

THE CONCEPTS PROVIDED ARE CONCEPTUAL IN NATURE AND ARE INTENDED FOR SUPPLEMENTAL USE ONLY, TO ESTABLISH THE ANTICIPATED DENSITY RANGE FOR THE GENERAL DEVELOPMENT PLAN.

Summary of OSAB PROS and Trails Plan Comments

PROS Plan

1. What should stay in the plan?

Board members generally agreed that the plan's overall direction is strong and comprehensive. The most consistent areas of support were:

- The goals and strategies emphasizing natural-resource protection, science-based decision-making, and a balance between ecological protection and recreational access.
- Clear descriptions of existing conditions, open-space classifications, community needs, responsibilities, and implementation actions.
- Recognition of the need for permanent open-space funding and attention to deferred maintenance.
- Continued support for education, outreach, volunteer stewardship, and ecological certification programs.
- Coordination between the PROS Plan and the Trails Plan, particularly around land classifications and social trails.

2. What is missing or should be changed?

The two strongest areas of agreement were:

- **More explicit use of the City Charter**—especially Article 15—as the governing authority for open-space policies and priorities. Several members wanted the relevant language included in the plan rather than provided only through links.
- **Reconsider the proposed land classifications**, particularly the small percentage designated as Preserve. Several members favored expanding Preserve or Protected status for ecologically important areas, including riparian and wetland habitat. A related suggestion is to a broader ecological basis for land and trail decisions. Vegetation data could/should be supplemented by wildlife and other ecological surveys

Other areas with multiple mentions but not as clear broad support:

- **A clearer hierarchy of priorities.** Some members felt that the large number of “high-priority” actions makes it difficult to determine what the department should do first, with ecological protection and science-based management suggested as foundational priorities.
- **More detail about education and volunteer programs** and the staff capacity needed to implement the plan.

- **Clarification of funding and implementation responsibilities**, including the Open Space Fund's relationship to the Parks Fund and the possible need for a dedicated project manager.
- **Improve consistency** between the plan's recommendations, goals, and implementation tables so readers can clearly follow how each recommendation will lead to action.

Trails Plan

1. What should stay in the plan?

The strongest areas of agreement were:

- **The approach to undesignated/social trails.** Several respondents praised the inventory, evaluation criteria, flowchart, rubric, and proposed policy for deciding whether trails should be closed, retained, or formalized.
- **Protection of natural resources.** Respondents supported making conservation and data-informed management central to trail planning and balancing recreation with resource protection.
- **The plan's organization and practical guidance.** Multiple respondents valued the trail classifications, design guidelines, detailed action/implementation plan, and planning tables as useful tools for staff.
- **Wayfinding, safety, and connectivity.** There was support for completing wayfinding improvements and maintaining safe, accessible connections among neighborhoods, schools, downtown, and regional trail systems.

2. What is missing or should be changed?

The clearest shared concerns were:

- **A clearer hierarchy of priorities.** While the responses were sometimes framed differently, several respondents felt the plan needed to identify which conservation goals and trail projects should come first, rather than presenting multiple or overly broad lists.
- **Stronger protection and classification of sensitive lands.** Respondents called for more land in the Preserve category and greater protection for riparian areas, wetlands, shorelines, and lands adjacent to existing Preserve areas.
- **Recognition of lower-impact dirt or single-track trails.** Two respondents wanted a trail category that would allow suitable existing dirt or social trails to be formally designated without requiring extensive improvements.
- **A process for periodic review and adjustment.** Comments indicated that priorities should be revisited as conditions and projects change, rather than treating the plan as fixed for ten years.

- **Improve consistency and integration.** Respondents noted that related material—especially social-trail policies, decision procedures, and public or board comments—appears in separate or potentially inconsistent sections and should be brought together.

Other suggestions—such as greater OSAB participation, public education, commuter-corridor planning, circular-economy provisions, and airline impacts—were raised by individual respondents but did not show broad agreement.

Areas in yellow require updates

November 8, 2017

Dear Louisville City Council and Others it May Concern,

We are writing to express our concern about the proposed development of a property along Baseline Rd. At our meeting on October 11, 2017, two citizens told the board about a developer's plan for a housing development on this parcel, which currently has a single house, agricultural fields, and outbuildings associate with agriculture. Please see the October OSAB meeting packet for maps and a description of the parcel. This land is currently part of Boulder County, but if developed it would be annexed into Lafayette. However, we believe that the City of Louisville should help advocate for its preservation because the currently-proposed development would impact our City's North and Callahan Open Spaces in the following ways:

1) Lost Open Space Continuity: This parcel creates a significant bottleneck between North and Callahan Open Space parcels. In the current, agricultural usage, this bottleneck is mostly unnoticeable. If this land were fully developed with houses, this bottleneck would narrow down to approximately 400 ft wide.

2) Potential Loss of Wildlife Corridor/Ditches: This parcel contains two ditches lined by mature trees: one along the western edge of the property, one that bisects the property east-to-west. Recent bird studies on Louisville Open Space have demonstrated the importance of this sort of habitat heterogeneity to bird populations, and irrigation ditches are well known habitat dispersal corridors and refuges. If these ditches are undergrounded or significantly altered, our wildlife would be impacted.

3) Increased Land Impact: If the proposed 60 new houses are added to the land, all those new neighbors will use Louisville Open Space and the network of social trails that currently cut across that land will increase. The new neighbors will particularly be interested in cutting across the newly created bottleneck, as the shortest access to the paved trail at North.

4) Aesthetic Concerns: The large number of houses would be plainly visible, 400 feet away from the North Open Space trails. Currently this parcel functions as a community buffer.

This land may not be a natural fit for direct fee simple Open Space acquisition. It has a private parcel on its western border (the Nyland Community) and another private parcel part way along its eastern border. However, the OSAB has been advocating for the City to explore alternative methods of land conservation rather than outright purchase. This parcel may be an ideal candidate for a land conservation easement that incentivizes future owners to maintain the current building density or agricultural usage. Other solutions, such as subdividing the property, so that only the portion north of the irrigation ditch is developed, or requiring density to be clustered north of the irrigation ditch, may be appropriate as well.

We recognize that Boulder County and the City of Lafayette are the best candidates for leadership in decisions about this land, but we would argue that the City of Louisville has a distinct and pressing interest in the fate of this land. This is a perfect opportunity for the City and its partners to explore some of the land conservation methods other than fee simple acquisition, that the OSAB has been advocating for.

We urge City Council to reach out to the County and the City of Lafayette to express Louisville's willingness to explore creative options for conserving this land.

Thank you,

The City of Louisville Open Space Advisory Board



City Council & Open Space Advisory Board 2026 Joint Meeting

October 13, 2026

Mayor: Chris Leh

Board Chair: Susan McEachern

Liaison: Ember Brignull, Open Space Superintendent

Members with Differing Needs

Not all members of a board have the same interactions during a meeting and it is incumbent on all members to make sure the meeting runs in a way that everyone is included. A few meeting ground rules will reap major benefits:

- Establish a turn-taking and participation protocol, don't talk over each other
- If an ASL interpreter is in the meeting, participants should pause between questions and/or comments to give the interpreter time to catch up.
- Maintain eye-contact with the person communicating, not the interpreter.
- Don't speak for anyone other than yourself.
- Eliminate side conversations so the interpreter can focus on the main conversation.
- Take breaks as needed to allow everyone to catch up.
- Follow up with written action items so everyone knows what was decided.

Introductions

- Name
- Pronouns
- Role
- Tenure on Council/OSAB/with the City

Purpose and Expectations

- Annual joint meeting with City Council
- Overview of Open Space Advisory Board role
- 2026 City Council Priorities and Work Plan
- 2026 Open Space Advisory Board priorities
- Discussion/Direction from City Council

Open Space Advisory Board Role

Advisory to city council.

Charter

Section 10-1(b) - Establishment of Boards and Commissions.

The following boards and commissions shall not be abolished:

- 1) *Board of Adjustment;*
- 2) *Building Code Board of Appeals*
- 3) *Historic Preservation Commission*
- 4) ***Open Space Advisory Board***
- 5) *Planning Commission*

Louisville City Charter

Section 15.1

Open Space Article-Purpose. The Purpose of this article is to establish management standards for City-owned open space lands that:

- (a) Are consistent with good stewardship and sound ecological principles;
- (b) Preserve and promote native plants, native wildlife, and their habitats and
- (c) Preserve and promote cultural resources, agriculture, scenic vistas, and appropriate passive recreation activities.

Louisville Municipal Code

Sec. 4.02.010.A. - Creation of the board.

- *There shall be a Louisville Citizens Open Space Advisory Board composed of seven Louisville residents appointed by the city council . . . In addition to the regular members of the board, the city council may appoint one alternate member of the board.*

Sec. 4.02.040. Ongoing duties.

- A. *The board shall, from time to time, review the classification system for open space and **recommend** any changes to the classification system.*
- B. *The board shall, from time to time, review the open space master plan and make **recommendations** for changes to such plan based on new information and or circumstances affecting open space land.*
- C. *The board shall inventory and provide **recommendations** to city council for the classification of any open space acquired by the city after the enactment of this charter.*
- D. *The board shall provide **recommendations** to the Council and/ or Planning Commission on development applications as provided in Section 4. 02. 050. The City Manager or designee may also refer any development applications found to materially impact open space lands to the board for recommendation to the Council and/or Planning Commission.*
- E. ***Provide input** on the location of trails and paths on open space lands.*
- F. ***Provide input** to the planning commission and city council on revisions of the plan.*
- G. *Work with city staff to periodically review and evaluate the management policies and procedures of open space lands, and **make recommendations** to council as to any desired changes regarding such management policies and procedures.*
- H. ***Provide recommendations** as to how open space within the city's boundaries and immediately adjacent thereto can best coexist with surrounding private land.*
- I. ***Provide recommendations** as to how the city can manage park and other land adjacent to open space lands in a manner that best promotes the continued integrity of open space.*
- J. ***Provide recommendations** for weed management.*
- K. ***Provide recommendations** for environmental education that address management issues including ways to minimize impacts to native flora and fauna.*
- L. *Provide a forum for citizen comment on open space and trails issues.*
- M. ***Provide any additional recommendation** on open space issues the board finds appropriate.*

Other Key Guidance

- All City Boards are subject to the Colorado Open Records Act and Open Meeting rules in the Home Rule Charter.
- Rules of Procedure are in place for all boards. These cover meeting civility, general rules, meeting requirements and more.
- Bylaws – Updates coming
- New quasi-judicial role

2026 Council Work Plan

2026 Council Work Plan

Four Priorities:

- Economic Vitality
- Core Services
- Safety
- Affordable Housing

Two lenses:

- Equity, Diversity, and Inclusion (EDI)
- Sustainability

2026 Proposed OSAB Work Plan

2025-2026 OSAB Highlights

- Achieved Bird City Designation
- Met with Lafayette and Superior boards on issues of mutual concern
- Established Trails tiger team, which consulted with staff on social trails policy recommendations.
- Established Coal Creek Working Group with Lafayette and Superior Open Space board members.
- Reviewed completed Vegetation Survey
- Reviewed wildfire mitigation plans.
- Increased volunteer hours and visibility of the Weed Whacker group
- Provided ideas and goals for the PROS and Trails Plans, including feedback on a social trails evaluation methodology.
 - Two OSAB members on the trails task force
 - OSAB trails tiger team (newly created)
 - Limited opportunity for feedback on the actual plans but the revised plans did reflect many of our concerns.
- Budget and CIP review and advocacy (see May 15, 2026 OSAB memo to staff)
- Updated Open Space Acquisition recommendations and worked with the City manager on a process for proactive outreach regarding potential acquisitions.
- Provided feedback on the Comprehensive Plan
- Reviewed Open Space Division's education plan and provided feedback on new and proposed education programs.
- Reviewed and provided feedback on proposed educational signage Daughenbaugh and Davidson Mesa.

2026 Priorities – Related to Council's Work Plan

- Provide feedback on the PROS and Trails plans
- Support development of RFPs recommended by PROS and Trails Plans
- Revise and update the Open Space Acquisition priority List
- Support Restoration of Native ecosystems and grasslands
- Support and advocate for staff to complete city-wide wayfinding on the trail network
- Advise on Redtrail Ridge final trail plan and open space protection during construction
- Quasi-judicial development reviews as needed
- Provide feedback on proposed Open Space Budget, Personnel and CIP project requests
- Advise on actionable trails policy (especially social trails policy) through the Trails tiger team

Proposed 2026 OSAB Work Plan Priorities not included on City Council's Adopted Plan

- Collaborate with neighboring communities on mutual wildlife and environmental conservation goals, including restoration of pollinator habitat and the Coal Creek riparian area
- Collaborate with other Louisville advisory boards on issues of mutual concern
- Advocate for timely RPF on Warembourg Fishing Pond improvements

Alignment with Open Space Departmental Work Plans

These items currently are on the Department Work Plan:

- Review interpretive education panels
- Advise on wildfire mitigation communication campaign
- Review budgets as requested

These items currently are not on the Department Work Plan:

- Collaborate with neighboring communities on mutual wildlife and environmental conservation goals, including restoration of pollinator habitat and the Coal Creek riparian area.
 - Staff is able to explore the request to obtain more detail on project scope. Implementation will require City Council direction and approval for future budget cycles.
- Collaborate with other Louisville Advisory Boards on issues of mutual concern.
 - City council has approved proceeding with these initiatives.

2027 Work Plan (Provisional Ideas)

- Advocate for the Early Completion of an Open Space Management Plan, Coal Creek Plan and a Wildlife Survey to Supplement the Vegetation Survey.
- 2C Renewal in 2028: Advocate to Council
- Explore the possibility of obtaining additional water rights for Coal Creek and Hecla Lake
- Support a Coal Creek restoration plan, including planting native vegetation, switching it to Preserve status, enhancing water flow
- Use Vegetation Survey, Wildlife Survey, and Open Space Management Plan to reform and update land classifications.
- Work with RAB on strategies for rewilding golf course roughs
- Advocate for timely completion of Wayfinding
- Advocate for implementation of a social trails plan

Council Guidance

Opportunity for discussion/direction from council:

- Anything else the OSAB should consider related to the council work plan?
- Council guidance on the non-work plan items?

Important considerations:

- *Are all items in the purview of the OSAB and advisory to council in nature?*
- *Is this what council needs from the OSAB?*

Thank you!

- To OSAB members for your leadership and time as volunteers!
- To staff for your work!
- Next Steps:
 - Council looks forward to continued work with each board and commission
 - NOVEMBER – PROS and Trail plans approved
 - NOVEMBER – Recommendations for 2027 Legislative agenda due