



Parks & Open Space

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PARKS & OPEN SPACE ADVISORY COMMITTEE MEETING

Time/Date of Meeting: 6:30 p.m., Thursday, March 23, 2023

Location: Boulder County Courthouse
1325 Pearl Street, Third Floor, Boulder

TO:	Parks & Open Space Advisory Committee
FROM:	Jeff Moline, Planner
THROUGH:	Therese Glowacki, Director Heidi Wagner, Resource Planning Division Manager
AGENDA ITEM:	Future 42 Transportation Study
ACTION REQUESTED:	Information Only

Introduction

The purpose of this memo is to inform the Parks & Open Space Advisory Committee regarding the recommendations of the recently approved *Future 42* plan and its effect on Boulder County Parks & Open Space (BCPOS) interests, namely the Harney-Lastoka and Mayhoffer Farm properties. In January 2023, the City Councils of Lafayette and Louisville approved the *Future 42: Connecting People and Places Study*. The purpose of the study is “to help shape the future transportation patterns along CO State Highway 42 for roadway users of all types, ages, and abilities including bicyclists, pedestrians, and people with disabilities.” The goal is “for community members to be able to choose any mode of transportation they desire and travel safely and comfortably.” The study area lies along the CO State Highway 42 (a.k.a. 95th/96th Street) corridor between Lock Street in Louisville and Arapahoe Road in Lafayette.

Study Background

The CO State Highway 42 corridor has been included in numerous multi-agency transportation planning efforts for the region in the last decade, including Louisville’s *42 Gateway Plan* (2013), RTD’s *Northwest Area Mobility Study* (NAMS, 2014), Louisville’s *Transportation Master Plan* (TMP, 2019), and Boulder County’s TMP (2020). The concepts in these past plans with applicability to this roadway include, adding vehicle capacity at intersections, improving transit and bicycle infrastructure, and accommodating future Bus Rapid Transit (BRT). The current *Future 42* study reviews these previous efforts and also includes an assessment of existing and future conditions along the roadway which consider safety, environmental, and transit concerns. The project conducted several rounds of public involvement and ultimately developed recommended roadway and intersection alternatives with cross sections and plans. As an adjacent property owner, BCPOS was asked about potential impacts early in the study. County Transportation staff did have some involvement in team meetings for the project. BCPOS did not have an opportunity to review and provide feedback on the final draft of the plan.

Open Space Context

The corridor segment from South Boulder Road to the southern end of the project near Lock Street is adjacent to the jointly owned Harney-Lastoka and Mayhoffer Farm Open Spaces. BCPOS manages most of the land and agricultural infrastructure in both properties. The

purchase of these properties was a partnership between Louisville, Lafayette, and Boulder County. All three jurisdictions share in the management of these properties and jointly approved the management plans for each in the past: Harney-Lastoka in 2004 and Mayhoffer Farm in 2021. The properties successfully support a variety of open space uses including agriculture, recreation, trail connections, the Kerr Community Garden, and the 7th Generation Market Farm all of which contribute to the place and character of both towns and the county.

With public and municipal support, BCPOS has acquired many “community buffer” properties adjacent to the cities in the plains portion of the county. As a result of this strategy, open space is positioned in places where municipal service corridors such as stormwater conveyance, utility lines, and roadways exist. As the region and the towns continue to grow, the need to expand and modify these corridors and networks also grows. At times, towns and agencies propose new or enlarged rights-of-way that take open space property. As a land manager, BCPOS strives to protect the integrity of each property and minimize the loss of open space in each instance. However, some takings are accommodated through real estate disposals.

Analysis

The 30% conceptual designs (Appendix 4) shown in *Future 42* would require approximately two acres of property acquisition from the Harney-Lastoka and Mayhoffer Farms Open Spaces to accommodate four general purpose travel lanes, two one-way bike trails, two separated sidewalks, and vegetated medians and buffers. Up to 90-feet of the proposed improvements at the S. Boulder Road and State Highway 42 intersection would extend into the Harney-Lastoka property. At this location, important irrigation infrastructure would be impacted. Irrigation is currently on an elevated berm so that water can be conveyed to as much of the farm as possible. In order to retain the productivity of the property, *Future 42* projects will need to resolve the maintenance of irrigation water flows and roadway improvements including issues associated with the pumping of the irrigation water. The conceptual design acknowledges, and BCPOS staff concurs, that critical vehicle access to the tenant housing and 7th Generation Farm on Harney-Lastoka will be significantly impacted and the final design will need to mitigate those impacts. Additionally, producers have noticed more trespassing issues on leased properties with adjacent trails so fencing will be necessary to keep trail users and pets from accessing the site in unauthorized ways. Lastly, in this area, changes to the stormwater drainage will be important to address as it traverses through the historic landmark site.

At the proposed South Street underpass, construction associated with it and the approach trail will extend over 40 feet into open space on the agricultural land of Harney-Lastoka Open Space. On the Mayhoffer Farm property, the construction limits are depicted approximately 30 feet from the current edge of the right-of-way and would impact a concrete-lined irrigation ditch.

At this time, while none of the study’s proposed projects are underway, the towns are moving forward with a 60% preliminary design plan for the entire corridor which will provide the details necessary for the towns and associated agencies to apply for funding opportunities in the near-term future.

Staff notes that bicycle and pedestrian trails can be considered open space uses and yet, the transportation projects addressing the continuing growth in the region do impact the county's open space properties. Often, these projects have ancillary impacts that effect irrigation systems, drainage flows, and increase public trespass. The agricultural community experiences all of these externalized costs in their local operations which thereby contribute to the ongoing challenges of farming in Boulder County.

Summary

BCPOS staff is working with the towns to increase involvement in this project to ensure it aligns with the open space plans, policies, values, and priorities of Boulder County.

Attachments/Links

Future 42 Study: <https://www.engagelouisvilleco.org/future-42-public-engagement>

Figures

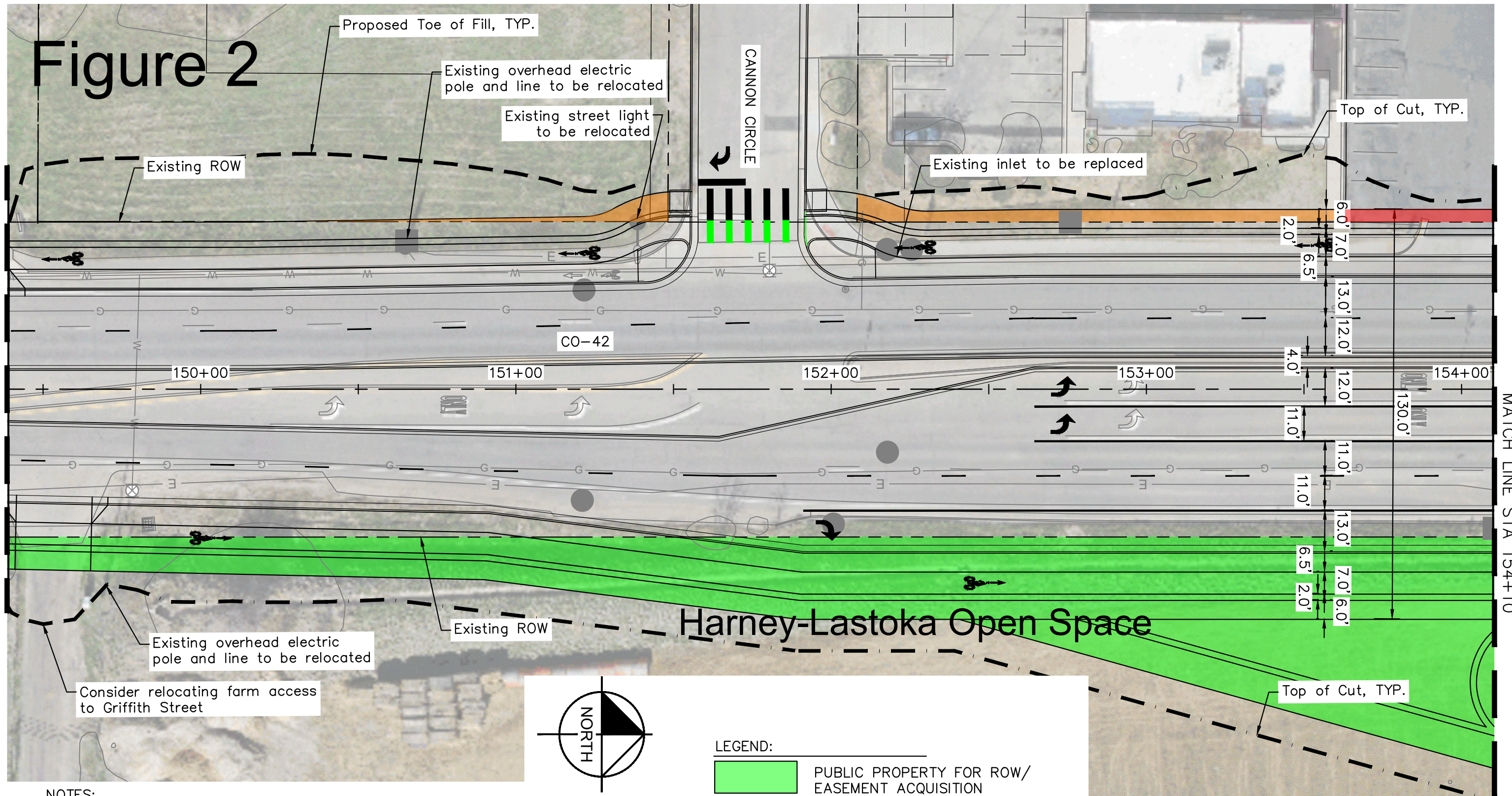
Figure 1. Future 42 Study Area—Louisville

Figure 2. Future 42 Study, Appendix 4, Roll Plot Sheet 10

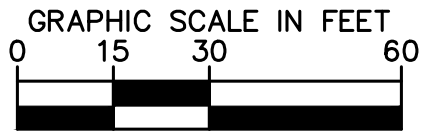
Figure 1



Figure 2

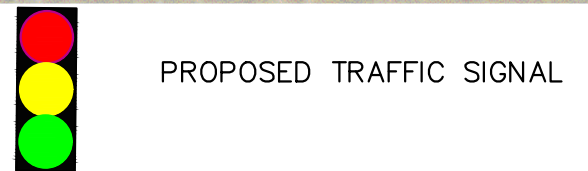


NOTES:
 1. FINAL DESIGN CONFIGURATION EXPECTED TO HAVE CHANGES THAT CHANGES IMPACTS TO EXISTING PROPERTIES. COORDINATION WITH LANDOWNERS MUST OCCUR BEFORE FINAL DESIGN CONFIGURATION IS SET.



LEGEND:

	PUBLIC PROPERTY FOR ROW/ EASEMENT ACQUISITION
	POTENTIAL ROW ACQUISITION
	AREA OF FURTHER DESIGN NEEDED AND COORDINATION WITH ADJACENT LANDOWNERS



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Print Date: November 29, 2022

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Sheet Revisions		
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EXHIBIT	
No Revisions:	
Revised:	
Void:	

CONCEPTUAL DESIGN PLAN	
Designer:	Sheet Subset:
Detailer:	
Checked By:	Subset Sheet:

Project No./Code	
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