



## Board of County Commissioners

**TO:** Board of County Commissioners

**DATE:** Thursday, November 4, 2021

**AGENDA ITEM TITLE:** Mayhoffer Farm Management Plan

**PRESENTER:** Ethan Abner, Cara Potter, Jena Van Gerwen | CU Boulder MENV Student Team

**ACTION REQUESTED:** Approval

### **Background**

The 165-acre Mayhoffer Farm property is a key part of the urban buffer separating the cities of Louisville and Lafayette and was identified as a high-priority acquisition in the 1990s. The farm was acquired jointly by Boulder County, City of Lafayette, and City of Louisville in 2017. The CU Masters of the Environment (MENV) Program selected the RFP for the Mayhoffer Farm Management Plan as a capstone project in early 2021. The CU Student Team has worked with staff from the three partner agencies over the past seven months to develop a Management Plan for the Mayhoffer Farm Open Space property. The goal for this joint meeting of the three advisory boards is to obtain feedback on the plan and a recommendation for approval to the three respective decision-making bodies. The Draft Mayhoffer Management Plan is attached as Appendix C and posted on the project web page ([boco.org/mayhoffer](http://boco.org/mayhoffer)) for your review.

The presentation will review background information on the property, current land uses, resource values, the plan development process, and recommendations. Since its acquisition in 2017, the entire property has been managed under an agricultural lease by the same lessee that leases the Harney-Lastoka Open Space property just north of the Mayhoffer Farm. The key recommendations in this plan reflect a desire from all three partner agencies to integrate multiple objectives alongside agriculture on this open space property.

### **Key recommendations in the DRAFT Mayhoffer Farm Management Plan:**

- Construct an ADA accessible trail through the property that connects to the regional Coal Creek trail.
  - This was expressed as a primary goal by the municipal partners during the acquisition process.
  - The plan provides an in-depth discussion of the goals, benefits, and challenges of three trail routes considered: Option A: Direct Coal Creek Connection, Option B: Northeast Loop, and Option C: Southeast Loop (pictured below).

**Matt Jones** *County Commissioner*    **Claire Levy** *County Commissioner*    **Marta Loachamin** *County Commissioner*

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- **Option A** is the recommended alignment as it provides the desired ADA connection with interpretive opportunities near the capped Rex #2 mine, agricultural fields, and riparian corridor, while minimizing impacts to agriculture, nearby property owners, and local wildlife. **Option A Alternative** (shown above top R) for the eastern segment of this alignment was considered based on input from the adjacent property owners but not recommended due to need for livestock access to water to the south of the proposed alternative trail alignment.
- **Option B** explored the potential for a connection to the Harney-Lastoka trail along the water treatment plant. This alignment is not recommended because it will create significant conflict along an agricultural access road and irrigation ditch including potential safety hazards around large farm equipment.

- Option C is not recommended at this time. However, we recommend that it be included for consideration as part of Louisville's planned bike lane expansion project along Highway 42.
- Provide amenities and educational/interpretive opportunities along any future trail to facilitate community engagement with the unique cultural, historical, and natural resources at the Mayhoffer Farm.
- Update the Agricultural Operating Plan in order to clearly communicate current usage, future plans and issues that need to be addressed, such as water access. We recommend that the plan also be updated to reflect native prairie grass and riparian corridor restoration efforts that will be integrated into current management practices.
- Protect and conserve existing cultural and natural resource values of this open space property, including riparian habitat restoration along Coal Creek and native prairie grass restoration within the trail corridor.

### **Community Engagement**

A key objective for the Mayhoffer Farm Management Plan was to engage traditionally marginalized and underrepresented communities throughout the plan development process. The student team's work prioritized in-depth community and stakeholder engagement, pioneering efforts to increase equity, access, and inclusion throughout the project. The first step was to create a detailed Community Profile to better understand the demographics of Boulder County, Louisville, and Lafayette. This helped the team appreciate the importance of reaching out to the local Latinx community; by 2050, this demographic group is estimated to represent 25% of our local population.

The Latinx community is often underrepresented in public processes and the most recent visitor use surveys indicate this group is underrepresented as a proportion of visitors to trails and open space properties. Using recommendations from Boulder County's *Cultural Responsiveness and Inclusivity Strategic Plan (CRISP)*, the team focused on engagement with the Latinx community by hosting a focus group dinner with Latinx community leaders, "Promotores," providing Spanish versions of project materials (i.e. survey instrument, Story Map, online comment form, Management Plan Executive Summary, and meeting memos), and facilitating Spanish translation at the Joint Open Space Advisory Board meeting.

Through the translated survey and focus group dinner, the team was met with great enthusiasm from Latinx individuals and families. The Promotores were particularly excited to be engaged in the plan development process and provided great insight on the barriers that prevent them from using local trails/open spaces. Most notably, the Promotores pointed out that they prefer to spend their free time with friends and family. Many open space trails are not safely accessible on foot from their homes due to a lack of sidewalks or crosswalks along roads and having to drive the whole family to a trail can be a time-consuming deterrent. Additionally, the Promotores noted that walking trails with children or older family members, they would appreciate more amenities such as benches, picnic tables, or places to sit near the water. In addition to these suggestions, the Promotores displayed heartening excitement to be able to walk a trail and talk to their children about local agriculture. Many Latinx community members grew up on farms and ranches and would love to walk a trail that included interpretive information about the Mayhoffer Farm.

Additional community engagement during the public comment period (9/27-11/3) included a public comment form available on the project webpage and a virtual public open house on Oct. 5, 2021. During the open house, members of the public expressed appreciation for the effort to extend a trail through the Mayhoffer Farm property and provided comments and questions about each option as well as the considerations for native wildlife habitat preservation along Coal Creek. A full transcript of comments received through the public comment form and during the open house can be found in the Appendices at the end of this memo as well as on the project webpage (boco.org/Mayhoffer).

Another innovation brought by the MENV team is the interactive Story Map. The Story Map provides an engaging and interactive alternative to communicate the highlights of the management plan. This was a novel effort to increase access for all community members, as reading a 100-page document can be a barrier for comprehension and involvement. This tool, available on the project webpage, provides a more user-friendly and engaging interface to communicate all the information in the management plan. The Story Map was highlighted during the public Open House to encourage engagement during the public comment period.

The student team looks forward to addressing questions and concerns from the Boulder County Commissioners, as well as community members, during this public hearing.

### **POSAC Recommendation**

At their joint meeting on October 21, 2021, the Parks & Open Space Advisory Committee, City of Lafayette Open Space Advisory Committee, and City of Louisville Open Space Advisory Board each voted unanimously to recommend approval of the Mayhoffer Farm Management Plan to their respective decision bodies. The Louisville Open Space Advisory Board's motion was conditioned upon the inclusion of a Land Acknowledgement statement, as well as a description of the commitment to the process, within the plan—which has now been updated.

### **Summary of Changes made since the Joint Advisory Board Meeting**

- The addition of the Land Acknowledgement statement/section
- Additional information regarding Trail Option A that highlights the need for ADA parking and access
- Altered language regarding Trail Option C that highlights how this alternative should be considered in tandem with the Empire Road/Highway 42 Bike Lane Expansion Project
- Altered language in Trail Use Rules and Regulations that are standardized throughout

### **BOCC Action Requested**

Approve the Mayhoffer Farm Management Plan as described in this memo

Suggested motion language: I move to approve the Mayhoffer Farm management plan project as described and presented by the CU Boulder MENV student team.

<b>Reviewed and Approved by</b>	<b>Reviewed and Approved by</b>
Signature:	Signature:
Name:	Name:
Title:	Title:
Date:	Date:

<b>SIGNED for and on behalf of Boulder County</b>	
Signature:	
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Attest:	<i>Initials</i>
Attestor Name:	
Attestor Title:	

## **Appendix A: Summary of comments received during Joint Advisory Boards Meeting**

### **Comments and Questions**

#### **Dave Belin:**

I really like how you tried to balance having a trail corridor along with agricultural usage and wildlife habitat and think you did a nice job of balancing all of those various demands on these parcels. In reading through some of your reports and the survey and outreach you did, I think it adds a lot to what your final recommendations really are here taking into account that community input.

#### **Helen Moshak**

I wanted to follow up on the discussion about the land acknowledgment and maybe even calling it a people's acknowledgement... In many parts of the story map and the management plan when the discussion is about interpretive resources and signage, there's a careful approach to how we go about addressing these items, like indigenous people and historical uses and current goals for the property. I think we haven't been careful enough in this document and were not consistent in that and often indigenous people are left out of parts of descriptions throughout the document. I would love to provide some feedback and notes on areas where I noticed some of those differences and I really want to make the plea for including a simple statement now that really we can't wait any longer and this is something that needs to be addressed. The goal is to do this well and the process of engaging stakeholders and identifying and delivering on follow-up actions is really important. This ongoing work and is a great opportunity for us to make a very simple statement on the traditional territory of this land...

#### **Josh Kuhn**

So that question about access makes me think about ADA accessibility to the property and how that works. Like if you park a mile and half away from the property, is that ADA accessible to the property?

Also, maybe its outside the scope of this land management plan, but something for everyone to consider is just creating greater accessibility to this property if the opportunity were to arise through various management plans or parking and things like that.

### **Discussion and Deliberation**

#### **Boulder County POSAC**

#### **Tony Lewis**

If we were to make a recommendation to approve the management plan as written, where do the details get fleshed out about the plan. The student team did a great job at taking the plan to a place where we have a pretty good understanding of the major strategies. But at what level of detail do we want to say we approve this plan and staff are going to flesh this out,

#### **Tina Nielsen**

It's pretty normal that in a management plan, all those design details are not fleshed out and that would normally happen once it gets on the capital improvements project list, and we start figuring out timing then we start fleshing out the design to understand the costs associated so we can get funding allocated since all of this will be done jointly. So, you know, because these things can be expensive and because its sometimes complicated, it does have to get on the priority list and come up for that funding allocation. Therefore, it can take a few years to get done.

#### **Lafayette OSAC**

**Lynn Riedel**

I just wanted to say that I am very pleased with the plan and think its laid the groundwork for moving forward on not only trail concepts and ADA accessibility, but also restoration and wildlife habitat, future improvements, and shifts in agriculture and water use. I would like to urge us to continue to think about that long range view and how this property sits in the larger landscape in terms of wildlife habitat and corridors, bird habitat, etc., using this excellent plan as a launch,

**Allison Hamm**

I'm still a bit confused about the wetland area and cattle usage and understand that there's currently an agricultural plan and we can't change that right now. I certainly would like to see a way to keep cattle out of wetlands and out of the creek in the future and understand they need to drink so I'm not implying this is an easy solution. But I am hoping that would be a goal for the future, because if we are worrying about wildlife and environment, cattle in the water is definitely not a good thing,

**Josh Kuhn**

The management plan is fantastic, and I don't have any feedback or suggestions on the environmental aspects, but I am a little bit hung up on the access and the question I asked earlier. While I am out of my expertise, I still was wondering if any kind of analysis was done to determine if areas where people will park to use this ADA accessible trail is adequate. I just want to ensure we are not creating this fantastic ADA accessible trail but it's like an island—meaning its challenging to access.

**Dave Beilin**

This is a great management plan. Thank you so much to the student team for all of your work. I thought some of the research, surveys, outreach, and public input was really valuable for this management plan, The overall framework and your recommended trail, use of agriculture, and otherwise just overall big picture plan—I support it. Some of the details being asked about can be filled in later or considered to improve the plan, but I think conceptually as a framework and management plan, I like it and support it.

**Louisville OSAB****Peter Gowen**

I find that the management plan is consistent with the Louisville open space charter, the ordinance, and existing IGAs between the three agencies. It does a good job, and I am prepared to support it as submitted.

**Helen Moshak**

I still want to honor and be sure that in this process we have an open comment. I know that this vote is recommending a plan that is still in the process and that will still be edited. To have my support I think we still need to do more work on the land and person acknowledgement and the work on making sure the interpretive sections always include a section for native peoples. I think this is a really terrific framework and I can appreciate how much work was done on it from the student team. I know if this was left to us, it would have been a much longer process and challenging to get as much feedback. It was wonderful what you've done to engage people throughout this process, so I really want to ensure that that spirit and intention is fully honored. So perhaps if you could speak to my concerns and my advocacy for the land and people acknowledgment and some reconciliation with the education and interpretation section. I would be very happy to provide comments and feedback and go through the document if that helps.

The action is making that simple acknowledgment and there's great depths to the other parts of it. We are looking for something as simple as a statement on a sign. You know a QR code or with audio cueing where we can really tell the story and get to the plan about the actions and say "here's the process that's going to continue and you can be a part of it" but we are missing the boat if we don't take the action now.

### **Dave Blankinship**

I was looking at the trails use regulation section and the part in there reads a bit poorly in some ways—such as when it talks about non-motorized bikes then it says e bikes are allowed. In the interest of standardizing against what the county regulations are, I would suggest we match in general what the county does for regional trails and their open space properties. I also do not like non-enforceable regulations like 5 AM-10 PM. Just open it 24 hours. We are not dealing with residential areas within 100 feet or anything like that so I would scratch the hours and standardize only allowing class 1 and class 2 e-bikes. Lets just keep it simple—if someone veers of the regional coal creek trail and on this other trail, I just want to make sure there's a consistent guideline and body of rules to follow.

Another thing I wanted to bring up, is that the only thing that concerns me is that you all are graduating in two months and ownership of this document could be difficult to find so I think we should discuss a formal hand off and who will be the main driver

### **Charles Dansforth**

As everyone else has said, I think this is great and I can't wait to get out there and use this in the next decade. Addressing some of the comments on ADA accessibility did great. I think the only thing is we need to look at this trail in the larger system. This is an alternate route connecting around coal creek trail so I don't think it will receive a dramatic increase in use, but I think it having a loop will be great and that we will see a lot of commuter traffic which will be great. So I'm curious to see where this will end up in 10 years' time

### **Peter Gowan**

For purposes of the big picture management plan, this have it. As I already said, I'm ready to move forward with approval as submitted. There's a lot of work that goes into managing these properties and this management plan simply provides a framework for how the operational decisions will be made. For purposes of meeting that threshold, this nails it.

### **Jessamine Fitzpatrick**

Thank you very much Jena, Cara, and Ethan, you've done a terrific job, I know this is a complicated project and I thought you all did a wonderful job on many respects so thank you do much for your contributions to our communities. I would like students and staff when making changes and adjustments to consider or revisit maintenance of vegetative resources as described on page 45 of the draft management plan. Everything in that category is a medium and I know for our staff in particular, we put a lot of time into weed management and other stewardship of vegetation, and particularly in the riparian area that is outside of the leased area. We would like you to consider making it a higher priority because I know its something that requires resources, finances, and staff time. So thank you again for your help and consideration of that possible adjustment.



## **Appendix B: Public comment received to date during public outreach period**

### **Public Comment from Virtual Open House:**

#### **Webinar Chat:**

**Matt Adler #1:**

Thank you guys! This is fantastic.

**Matt Adler #2:**

Further east on the Coal Creek Trail in Lafayette there are signs and pictures that talk about the history of the Vulcan and other mines. Also, just off the trail west of 287 near Stage Station Way there are signs about the history of the stagecoach stop and some preservation of the area. I think these are nice examples of preserving the history of the area and I would be happy to see something similar for the new trail!

**Matt Adler #3:**

I didn't look for this in the report, but how will the road crossing be handled on Empire Rd for the new trail?

**Daniel Zietlow #1:**

Would you provide some more information on the proposed amenities along the trail (shelters, interpretive stops, etc.)?

**Daniel Zietlow #2:**

Thanks for the info! I live right near the trail and would be excited to see an expansion. For engaging with the Latinx community, like you mentioned, I could imagine large shelters or areas that could accommodate lots of folks to get together. Looking forward to seeing more from the project.

**Therese Glowacki #1:**

Did you consider any recommendations for sustainable farming practices, soil conservation practices, etc. as you were working on this plan?

**Therese Glowacki #2:**

The story map is great!

**Trace Baker:**

Need to leave early. Excellent draft plan and presentation. Will look at the Story Map over the next few days.

#### **Webinar Verbal Questions:**

**Matt Adler:**

Hi everybody— my name is Matt and I live right near the trails here in fact I can hear the marching band which is just off to the side right now playing from my open window

I really want to thank you guys for setting this out here. I walk through this farm probably twice a day every day since I primarily work from home. I really like that we're adding another trail with the option A. I think that will be really useful for a lot of the community that live right here and for expanding the ADA space which is definitely needed. As far as that Aquarius trail, I had a friend that wiped out on his bike and had to go to get patched up afterwards and it is definitely steep and having an alternative is excellent

I would like to strongly consider us proposing option B to you all if possible at all. I feel that the connection from crossing S boulder road on the Harney-Lastoka trail, would be a lot closer to connecting to this trail rather than needing to double back to empire to get around there. And having a loop would just be really useful for a lot of the community for biking and walking dogs and exercise and I understand it's right near the water treatment facility and the farm so there are definitely challenges but **I would push for option B if that is possible**

So not really a question, I just am really excited about this and when I saw there was a new trail coming in, even if it's just option A, that's fantastic so I just wanted to thank you guys

**Trace Baker:**

In preparation for this meeting I did go out and ride the existing trails and roads on the perimeters off the property here and I did come encounter one visitor and she said that she had read the plan and there was one note in it about how the lack of lighting had discouraged people from visiting the property during darkness. This visitor wanted to strongly recommend against adding lighting because she said that she really valued going out and looking at the stars and listening to night sounds. So, I'll pass that on for her. Full disclosure I am a member of Boulder County Parks & Open Space POSAC and am a volunteer ranger and I'm making this comment as a private individual and not as a member of those two organizations. Thank you

**Tim Schafer:**

My name is Tim Schafer and I am on the Lafayette Open Space Advisory Committee and I appreciate the opportunity to see this presentation. I'm sort of thumbing through the story map as were going a long and this is great! I can't wait to dig in on the story map a little more its well put together. Similarly, I haven't gotten through all of the plan but kind of looked at it as I could and was just curious about any recommendations you all had for protections of the riparian zone there. As I see in the report, it was identified that there were a number of important aquatic species, some of those are state listed species that have been found in coal creek there and I notice from the county's comprehensive plan was that shows up as zone 1 for Preble's Meadow Jumping Mouse habitat and we just know that riparian zones are pretty important there and I see that the trail alignment there is looking at a crossing there of coal creek and I'm just curious what you all have come up with in terms of any protections of the riparian zone

For full disclosure I should say I'm also a wildlife biologist for BCPOS but not participating on this team— I'm showing up as a member of LOSAC

**Public Comments Received Through Web Form:**

**Up-to-date comments can be found at**

**<https://bouldercountyparkspace.org/comments/mayhoffer/submitted>**

**David Blankinship, Louisville, Oct. 21, 2021**

Section 2.1.6 of the management plan has a section entitled "Trail Use Regulations and Non-Motorized Bicycle and Pedestrian Public Access". I would like to make a few modifications to the proposed regulations:

- (1) Let's standardize on Boulder County Parks and Open Space policy and only allow class 1 and 2 e-bikes. Also, in the interest of consistency, let's remove the word "Non-Motorized" from the section title.
- (2) Given the commuting and regional nature of the Coal Creek Trail system that this connects to, we should strongly consider not having designated hours allowed for trail use. I would have the trail be

open 24 hours per day, 7 days per week instead.

In terms of more general comments on the proposal trail alignments:

(1) I would like to see the safety of the underpass at Highway 42 on the southwest end of the new proposed trail be improved. The width and height of the underpass probably can't be modified, but I proposed to the City of Louisville staff a couple years ago that lighting be added (likely solar powered) and I think that the time to do this is when the other trail changes are happening in the area.

(2) The concept of a soft surface trail is indicated in the plan, but it would be good to also acknowledge that a hard surface might be needed in more flood prone areas adjacent to the creek or the mining-related wetlands.

(3) We should make sure that the desire for trails in the southwest corner of the property is passed along to the group that is redesigning Highway 42. Let's not necessarily assume that they realize the desirability of trails in that area around the 90-degree turn in Highway 42. In essence, option C for the trail might be desirable, but just not within the context of this management plan.

**Karen Widomski**, Lafayette, Oct. 11, 2021

Thank you for your work on this plan and the opportunity to comment. I applaud the effort to create an ADA accessible trail option in this beautiful area. I would just encourage the southern access of the proposed trail (in all options) be located far enough east, away from the underpass, to minimize user conflicts. I regularly bike this section of Coal Creek trail and the west side of the underpass is a bit of blind spot for trail users heading in both directions. Cyclists heading west downhill from Aquarius trailhead pick up maximum speed exactly where it looks like this new trail would intersect with the existing trail.

**Tomas Bartulec**, Lafayette, Oct. 11, 2021

Thank you for the opportunity to provide some comments about Mayhoffer Farm Open Space. I live very close to the open space for the past 9 years and I walk daily on Coal Creek trail. I see you have proposed three options, where two are not recommended. That leaves only one option. What I am missing from this is a basic objective which access points we want to connect - within Mayhoffer Farm and surrounding areas (like Coal Creek Trail, Louisville Sports Complex, Downtown Louisville, Hwy 42/Lock St, etc.). When we have that figured out then we should be able to have a long-term project developed that can be carry out in phases over multiple years. What I see from your draft is that we don't have a lot of money, so we will do just a little bit. It's ok to start small, but it would be very nice to have a long-term goal that can be accomplished if more resources/money become available in near/far future.

I do see you want to accommodate the agricultural lessee, which is understandable. What I can tell from looking at the property every day from my window throughout the day is that not much activity is happening there. They prepare the soil in Spring, cut hay one or twice a year and get stuff ready for winter. I would say maybe 7-10 days a year total somebody is there. So, we don't want public to access the northeast portion of the property (option B), because there might be a tractor on site? I know that other communities do place "no access/agriculture use" signs on trails when there is operation so public is not interfering with heavy machinery. Or like 7th generation farm just north of there, they can cut grass, use trails (not put signs up) and everything is fine? (Yes, people can wait a few minutes to let the tractor pass by). I would not really want to see option B dismissed just because there might be a tractor on site.

What I did not find in the draft was livestock on property. For the past nine years, I believe livestock was there only this year in Spring for just a few weeks. If the agricultural lessee will have cows on property, then you have to plan for additional fencing/gates. That's not covered in your draft altogether (unless I missed it).

Thank you!

**Zack Tupper**, Lafayette, Oct. 11, 2021

I live on the other side of South Boulder Rd, about a 1/4 mile from this site. I just looked at the proposed plan and am thrilled to see this space staying as open space! I believe there was an attempt a few years ago to develop a portion into more residential with a hydraulic fracturing well. That would have been really really sad. We live in Lafayette because of the farms and open space. Losing them would make many of us second guess why we live here.

Anyway... super happy with the plan you've been developing! Excited to see BoCo collaborating with CU as well. If I were to choose I'd suggest Option 3. Creating a lollipop would allow for nice extensions for folks who run in this area. It would also be nice to have a few spots to jump onto the lollipop from 96th and/or Empire.

Again... Thank you so much for not developing this space into more residential!

**Kari A Baars**, Lafayette, Oct. 11, 2021

Option A and Option C seem to be the best options for having blended use for all communities. I think option C seems to be the best idea as it sounds like eventually this is a goal to have the path extend in that area.

I appreciate that there are many options for multiple uses of this area.

**Casey Lyons**, Lafayette, Oct. 08, 2021

First, please pardon my previous comment (Comment #1). I made it when I was more full of fire than information. I'm hoping to correct that here.

Based on the info in this draft plan, I'd like to present an alternate history of the Mayhoffer/Kerr family: They seized land that wasn't theirs and immediately set to work destroying the short grass prairie ecosystem that had existed there for ~30,000 years. Shortly after the Kerr/Mayhoffer arrival, the discovery of coal on the property led to the extraction and combustion of a material that would render the land unfit for anything but agriculture and later present an existential threat to humanity. The family hunted wildlife to extinction, embraced ecologically harmful farming practices like the use of chemical pesticides, insecticides, herbicides and fertilizers, and secured the future use of these things before cashing out and selling the property to the public for a 79 percent markup. And all that in 160 years. I am not sure why we lionize them.

As regards the trail plan, I favor option C, which provides ADA-friendly Coal Creek connectivity and gives exercisers a loop trail which would be a similar experience to Teller Farm but without the backtracking or the parking of two cars. As a regular cyclist, I can tell you Empire Road is already bike friendly (it just needs some paint) and that no one is going to ride on Courtesy Road unless there is a protected/separated bike lane. Even so, we have something like that in Lafayette along 287 (between the Jax pedestrian overpass and Baseline), but the adjacent neighborhoods, without bike infrastructure, still offer the better way to get around. Most cyclists around here would rather spend more time on a safe and aesthetic route than have the most direct way. (If Louisville needs some bike infrastructure advice, they should tunnel under the railroad to connect the new trail north of S. Boulder Rd. with the existing network of neighborhood trails to the west of the tracks.)

Regarding "Education and Interpretation," Lafayette has similar signage to what's being proposed and they are vandalized, disused, or present a very one-sided interpretation of the land. The signs around Rock Creek Farm/Stearns Lake celebrate the destruction ("taming") of the prairie; the coal-history signage on the Coal Creek Trail west of Public Road is dull and impossible to read; the "Raptor Rapture" sign south of Coal Creek Meadows is vandalized and lacks utility for wildlife ID. If people are interested in coal, can't we direct them to the Mining Museum in Lafayette? (The peak ID sign at Aquarius is great, though.)

Cattle should be completely excluded from Coal Creek itself with fencing to preserve the riparian corridor on town-owned land, and livestock should instead watered via a stock tank, hydrologically isolated manmade pond, or via access to an extant irrigation ditch. Cow poop contributes to springtime e. coli blooms in Coal Creek. Plus, in our arid conditions, it takes years for cow poop to breakdown into its constituent parts that are useful to plant growth. It's not like cows poop ready-to-go fertilizer. If cows pooped ready-to-go fertilizer, the farm wouldn't need chemical fertilizers; this is not the case.

Furthermore, the use of agricultural chemicals should be discontinued within a Chemical Exclusion Zone around Coal Creek. Insecticides, pesticides, herbicides, and fertilizer are entering the waterway here to the detriment of the creek, its ability to support wildlife, and downstream use/users. If agriculture is not economically viable without the use of such inputs, then it is neither economically viable nor ecologically wise for our community.

Prairie dogs should be managed using permaculture techniques. In 2017, Lafayette voters enacted the Climate Bill of Rights, which grants rights to ecosystems. Prairie dogs are a well-known keystone species to the short-grass prairie providing food to a bevy of carnivores, and their disused tunnels house burrowing owls, among others. Removing prairie dogs impinges the ecosystem's voter-granted right to exist. Together with adjacent publicly owned properties, we are presented here with

an opportunity to create a large connected zone for wildlife, encourage the return of mesocarnivores (lynx, coyotes, mink, foxes, etc.) and view a semi-functional prairie ecosystem. (Semi-functional because we're unlikely to have an alpha predator; we can truck in some bison from nearby farms to graze it periodically, however.) Yes, it will take time to recover, but probably less time than it took to destroy. Wouldn't a semi-functional prairie ecosystem (rare to nonexistent in this or any area) be more impressive to see than a monoculture farm or some signs that celebrate coal mining?

Build a shaded and elevated platform/blind for wildlife viewing instead of the two or three picnic tables, which would be farther from a parking area than most picnickers are willing to tote their gear. Lafayette has other areas, such as the Public Road Trailhead, that are already heavily impacted by impervious surfaces and could more easily support a shade structure or a public BBQ. Or add to that rock circle thingy where the Harney-Lastoka Trail splits off from Coal Creek.

Fund a ranger or support the training of volunteer rangers, such as are used in the Indian Peaks Wilderness.

As time gets on, we will realize that there is no higher use for the land than to preserve the natural world as the natural world. Beyond nature for its own sake, however, natural land is what draws people to an area to live and spend their money. This is our chance to do something beautiful and meaningful.

**Riley Mancuso**, Lafayette, Oct. 07, 2021

The following sentence is included in the draft management plan: " Unfortunately, the discovery of gold, the rush of new prospectors, and the beginnings of permanent settlement throughout the burgeoning city of Boulder displaced many of the tribes and led to violence and conflict."

What liberal whitewashing, going to such lengths to avoid saying the truth, which is: "White settlers violated the treaty and violently attacked Indigenous people, killing them and stealing their land, which we now acknowledge (vaguely, without admitting how we still reap material benefits from this genocide every day), yet refuse to do anything else to make restitution." Stop trying to do f\*\*king meaningless knowledgements. Just return all public space in Boulder County to the stewardship of Indigenous tribes.

Since you of course would never consider that, I would like to make the following suggestions for the use of the stolen land now called the Mayhoffer Farm property: the highest priorities should be restoration of riparian habitat and preservation of sustainable agricultural operations. An ADA-accessible trail is fine, but I think that it's pointless and undesirable to waste space and funds on recreational use. There's already an excess of recreational park spaces across Boulder County, and many nearby 3-season picnic shelters exist closer to populated neighborhoods and are frequently deserted. Neither is it particularly important to me that the space include development for "educational" purposes, since I suspect any educational materials produced by the team behind this plan will include exactly the sort of saccharine revisionist history seen in the draft, and quoted at the top of my comment.

**Jessica Gribble**, Lafayette, Oct. 07, 2021

Thank you very much for bringing a diverse group of people to work on these plans. I appreciate the city's desire to use the land well, and I appreciate the opportunity for the public to comment. Your plans sound great, and I'll look forward to the changes and improvements.

**Stuart Langley**, Lafayette, Oct. 06, 2021

Given the short term of the agricultural lease is it feasible to negotiate subsequent lease such that the agricultural use that impedes option B could be mitigated. Perhaps it is also possible to transfer

enough land from the lease to mitigate the concern related to proximity to the water treatment plant. Even if 10's of acres are lost to what is leasable, this seems a minor cost to improve public (who paid for the land) experience. Along the same lines, how disruptive would it be to have a trail along the ditch that bisects the Mayhoffer section? While we don't want to overly diminish the value of the agricultural lease, some diminishment for the benefit of the public is worthwhile.

**Paul DesRocher**, Lafayette, Oct. 06, 2021

First off, thanks for conducting this planning process. The plan looks great, however, I believe the scope needs to be widened a bit.

Regarding the proposed trail options, I believe options B & C jointly offer the most promise. Adding more trails to this open space will encourage more use and increase it's utility. While I agree that recreation is how most use this space, adding more trails will also better connect Lafayette and Louisville and potentially reduce auto trips.

I also believe the plan partners need to be thinking about better ACCESS to the open space. In particular, a safe (grade-separated) crossing at or near Hwy 42 and Empire Drive is warranted given the significant development at DELO and now the proposed addition of new trails at the open space. The at-grade crossing currently at Hwy 42 do little to pique curiosity to explore this great resource.

Another issue not mentioned in the plan is the lack of sidewalk/side path along Empire Rd. (the old one cutting through the site, not Hwy 42). This is a beautiful country road that connects several open spaces and trails, but there are no bike/ped facilities at all along it. Trail Option C does add a portion of trail to the road, but something that reaches to the Coal Creek Trail crossing at Empire Rd or even all the way through to 104th would be helpful to better connect residents to this historical and cultural resource.

Again, thank you for the hard work that's gone into the plan. As a resident of the area, I look forward to walking, running, biking along the new trails soon!

**Scott Belonger**, Louisville, Oct. 05, 2021

In my opinion, Option B provides the best combination of increased trail connectivity and passive recreation opportunities. Providing an ADA accessible and family friendly alternative to the current Coal Creek Trail at Aquarius should be a top priority and Option B provides that while also adding loop opportunities for the adjacent neighborhoods and trail users that may access from the exist parking at the Louisville Sports Complex.

I suggest that the current Future 42 planning project be added to Section 1.5. This plan should include the anticipated future shared use path along CO 42 so it can be more easily implemented with that project.

**Michael Malcy**, Lafayette, Oct. 04, 2021

I like it just the way it is. Nice big open fields. They are beautiful to look at. Coal Creek trail is close by if you want to take a walk. Why not improve the trails we have?

Debbie Wilmot, Lafayette, Oct. 04, 2021

**Eric Vogelsberg**, Boulder, Oct. 03, 2021

Mayhoffer Farm Management Plan, p. 28, "The trail shall be closed from 5 a.m. to 10 p.m., 7 days a week...."

**Lisa Michot**, Lafayette, Oct. 03, 2021

Please do not add additional lighting and ruin the night sky views. I prefer the options B and C which provide for more trails and a loop. Please preserve the natural beauty of the open space and do not add any additional structures or public art. Please keep it wild.

**Kyle Babcock**, Lafayette, Oct. 01, 2021

Preserving the land would be extremely beneficial to wildlife and I fully support this proposal.

**Casey Lyons**, Lafayette, Oct. 01, 2021

I would be madness to do anything but preserve this area for wildlife and support the Coal Creek riparian zone. To celebrate the human history of the area is to put used toiled paper in a museum. Save Coal Creek, full stop.

### Public Comments Received Through E-mail

**Flo. B**, Lafayette, Oct. 4, 2021.

Hello Everyone,

I am writing because I want my voice to be heard.

I live in Lafayette, my family has been here for 11 years. My main comment is to STOP building on every inch square of nature there is.

Nature is needed for our well-being in general. Nature is needed for other animal species to live.

Nature is needed for us all. Nature is needed; Money is wanted (not needed).

I remember participating in the survey that CU students had a few months ago. I was walking with my kids and my pets along Coal Creek when the CU students asked for a few minutes of my time.

The Coal Creek trail is fantastic, even if it climbs steeply as the trail heads to Louisville. This is good exercise for everyone. Coal Creek trail and space around it -not like the Coal Creek trail housing addition that ruins the nature feel of the Coal Creek corridor. Huge expensive houses that have no style or character -just a pile of bricks on concrete.

It is nice to enjoy a separation between cities as well. Green boundaries between Lafayette and Louisville should prevail. A very large fraction of residents in either Lafayette or Louisville has chosen to live here because of the sub-urban feel of the small cities. Remember, the cities cannot grown indefinitely into an urban sprawl. You will loose your residents.

My voice and perspective on the Mayhoffer Farm Open Space is to leave it as is. It is a beautiful open space that Coal Creek trail passes through. People enjoy the mountain views, the fresh air, the little mountain to climb up and down before reaching Louisville. It is a nice area as it is. Please do not put concrete over grass and habitats. If anything, plant a few trees! Oxygen provided by trees is more important to the overall survival of our species than money for a few mayors/cities and mega contractors. Thank you.

**Miah Dancy**, Lafayette, Sept. 30, 2021 (Neighboring Owner with Restrictive Covenant)

- Did the proposed Option A trail alignment take into account water rights on my property and the effects that a 20ft -50ft wide trail corridor will have on historic flood irrigation practices for my property from Kerr #1 ditch.
- The 2 main reasons for pursuing trail option A instead of other alignments. Both reasons (application of insecticides and movement of equipment) deal with impacts to your current lease holder. I would like to learn a little more about these impacts.
  - How many times a year would Keith be impacted?
  - We also apply insecticides, so the alignment of Trail Option A would be impacted by us spraying insecticides.
  - Your plan states that option B would negatively impact the economic feasibility of the ag operations.



- How much of an impact?
- Who determined the cost of the impact?
- Was there a comparison of the impact vs the additional construction cost of Option A
- Do you have estimates for construction of all 3 options. Options A, B and C
- One of your listed Pro's for recommending Option A is "this trail alignment would lead to greater open space immersion for trail users". I would like to hear the thought process on this statement. The recommended trail location is actually avoiding your property and shifting the burden of "open space immersion" to your neighboring property owners instead of a minor seasonal operational burden to your lessee if you pursued option B. I guess I don't understand why the trail is being pushed to perimeter, impacting neighboring property owners instead of the trail following irrigation ditches and providing interior access to the Mayhoffer open space.

**Jay and Kristen Schultz**, Lafayette, Sept. 28, 2021 (Neighboring Owner with Conservation Easement)

Overall, our main thoughts are:

- If there is going to be a trail, then we personally prefer the other Option C. In addition to the added benefit of a longer loop, it would also provide a safe access alongside Empire Rd which currently doesn't exist. Empire Rd seems to get a lot of bike/foot traffic as a more direct path to downtown Louisville and cars often speed down that road; the bend in particular can often hide visibility. We think any kind of off-street access for pedestrians would be a big plus for the community.
- Is there a benefit by having the trail alongside private property lines called out in the plan? Specifically compared to a more central path within the open space. It seems like it would be better scenery to have open space on both sides of the trail vs just one side. (Bobolink trail or White Rocks comes to mind as examples)
- We didn't see any mention of a prairie dog mitigation strategy. Is that planned at all since the proposed trail would currently go through a current colony?

**Appendix C:  
Mayhoffer Farm Management Plan,  
Final Draft, Oct. 28, 2021**

# Mayhoffer Farm Management Plan



Boulder County Parks & Open Space  
Lafayette Parks, Recreation & Open Space  
Louisville Parks, Recreation & Open Space

November 1, 2021



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## LAND and PEOPLE ACKNOWLEDGEMENT STATEMENT

*Land Acknowledgement Statements are powerful tools that can be used to recognize the gross injustices committed against indigenous peoples. Creating a meaningful and actionable Land Acknowledgement Statement requires immense reflection, time, collaboration, study, and work. The process of crafting a Land Acknowledgement Statement is just as important as the statement itself. Boulder County is actively engaging stakeholders to develop a meaningful and actionable Land Acknowledgement Statement. The following statement is a working draft: a commitment to the importance of recognizing the ancestral ties of indigenous communities to this land, but a draft, nonetheless, that will be updated following the in-depth process being conducted at Boulder County.*

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In the spirit of healing and education, Boulder County Parks & Open Space, the City of Louisville, and the City of Lafayette acknowledge all the contemporary American Indian tribes with ancestral lineage in the State of Colorado, which include the Arapaho, Cheyenne, and Ute people, whose traditional homelands included Boulder County at the period when the non-natives invaded and seized their land for their own benefit. We recognize all the indigenous peoples that came before non-natives as the original inhabitants of the land and the attempted erasure of those people and their culture by the government our department represents.

The three agencies appreciate the thriving and diverse indigenous communities in Boulder County today and acknowledges our need to build stronger relationships with local indigenous people and tribal governments in order to promote their legacy of occupation on the lands our department is charged with managing on behalf of the residents of Boulder County.

## EXECUTIVE SUMMARY

The Mayhoffer Farm Open Space property encompasses 165 acres located at the crossroads of South 95th Street and Empire Road between the cities of Louisville and Lafayette. Since Boulder County, the City of Lafayette, and the City of Louisville purchased the farm in 2017, the property has primarily been used to combine existing agricultural operations with the Harney-Lastoka Open Space property directly to the north. Both properties are currently managed by the same lessee, overseen by the Agricultural Resources Division of Boulder County.

The main goal of this management plan is to document the unique history, location, and potential of the Mayhoffer Farm. In addition to documenting past and present conditions, this plan highlights the most promising future uses for the property. The land was purchased with the intent of preserving historic farmland and securing an open space buffer between the growing cities of Lafayette and Louisville, while also integrating more multi-use recreational opportunities so that the property would serve the local community to its fullest potential. The process for compiling this plan incorporated multi-faceted stakeholder engagement to assess community interest and need, as well as specialist interviews to better understand the historic and current considerations of agricultural operations and native wildlife habitat.

The key recommendations in this management plan include:

- Increasing community access to the property by creating an ADA-accessible (American Disabilities Act) trail connection to the adjacent Coal Creek trail (Section 2.1);
- Integrating unique interpretive and educational opportunities along this trail (Section 2.6);
- Developing a Restoration plan for the riparian buffer zone habitat along Coal Creek, as well as native prairie grass restoration along the proposed trail corridor (Section 2.3; 2.4);
- Updating and expanding the Agricultural Operating Plan, detailing all aspects of current and future agricultural operations to ensure clear communication of needs and collaborative management (Section 2.5); and
- Continuing collaborative management to ensure future trail construction and habitat restoration coexist with future agricultural activities.

Although the whole management plan has not been translated, a Spanish-language translation of this executive summary is available on the following page in an effort to increase equity and access throughout this public process. Additionally, key aspects of this plan are highlighted in a Story Map, available in English and Spanish at [boco.org/mayhoffer](https://boco.org/mayhoffer). The public comment form is also available in both English and Spanish.

## RESUMEN EJECUTIVO

La propiedad Mayhoffer Farm abarca 165 acres de espacio abierto entre las ciudades de Louisville y de Lafayette en la intersección de S. 95th St. y Empire Rd. Debido a que el Condado de Boulder, la Ciudad de Louisville y la Ciudad de Lafayette compraron la granja en 2017, la propiedad se ha utilizado principalmente para ampliar las operaciones agrícolas existentes en la contigua propiedad de espacio abierto Harney-Lastoka. Ambas propiedades actualmente están arrendadas y son gestionadas por el mismo arrendatario.

El objetivo principal de este plan de gestión es documentar la historia única, la ubicación y el potencial de Mayhoffer Farm. Además de documentar las condiciones pasadas y actuales, este plan destaca los usos futuros más prometedores para la propiedad. El terreno fue comprado con la intención de preservar la tierra de cultivo histórica, conseguir una reserva de espacio abierto entre las crecientes ciudades de Lafayette y Louisville, mientras también se integraban más oportunidades de usos múltiples para que la propiedad le ofreciera a la comunidad local su máximo potencial. El proceso de recopilar este plan incorporó la participación de interesados polifacéticos para evaluar el interés y la necesidad de la comunidad además de entrevistas con especialistas para entender mejor las consideraciones históricas y corrientes de las operaciones agrícolas existentes y del hábitat de la flora y fauna autóctonas.

Las recomendaciones claves en el siguiente plan de gestión incluyen:

- Aumentar el acceso comunitario a la propiedad a través de la construcción de una conexión con una senda con acceso para discapacitados según la ADA con la senda de Coal Creek y la senda de Harney-Lastoka contiguas;
- Integrar oportunidades interpretativas y educaciones únicas a lo largo de esta senda;
- Restaurar el hábitat de la zona de reserva ribereña a lo largo de Coal Creek además de restaurar la pradera autóctona a lo largo del corredor de sendas propuesto;
- Actualizar el Plan Operativo que detalle todos los aspectos de las operaciones agrícolas actuales y futuras para garantizar la clara comunicación de necesidades;
- La gestión continua en colaboración para garantizar que la restauración de sendas y del hábitat coexista con las actividades agrícolas.



# 1 INTRODUCTION

## 1.1. INTRODUCTION

The Mayhoffer Farm Open Space, nestled between Lafayette and Louisville in Boulder County, Colo., expands and further preserves the rural buffer between these two growing cities. This 165-acre property was a high priority land acquisition project for Boulder County and the Cities of Lafayette and Louisville because of its unique cultural, historic, and natural resource value to the community. The property preserves a capped mine from the late 19<sup>th</sup> century and agricultural lands that have been cultivated for more than 100 years. The land also overlaps a section of riparian habitat along Coal Creek, which presents the opportunity for habitat conservation and restoration. Lastly, the Mayhoffer Farm presents a unique opportunity to create an ADA-accessible trail connection to the regional Coal Creek Trail, valued highly by the Cities of Louisville and Lafayette. Before Boulder County, Lafayette, and Louisville acquired the property in 2017, it was owned and maintained by the Kerr—and later Mayhoffer—families for more than 100 years. Since acquisition, the property has been managed exclusively for agriculture, honoring and preserving the agricultural character of the community.

The Mayhoffer Farm Management Plan sets a long-term vision for the property and describes the management goals and direction, synthesized through extensive public outreach and stakeholder engagement with agency experts. This plan also provides the residents of Boulder County, Lafayette, and Louisville with a guide to the history and current resource evaluations of the property. The goals, management direction, and recommended actions incorporate agricultural management, passive recreation, educational and interpretive programming, and ecological resources.

### 1.1.1 PURPOSE AND NEED

Boulder County, Lafayette, and Louisville seek to manage jointly owned properties to promote the health of the land and local communities. This management plan aims to set a long-term, practical vision for the property by providing management direction, actions to achieve this vision, and justification for these recommended actions. Boulder County, Lafayette, and Louisville are required by the Intergovernmental Agreement (IGA) Concerning the Purpose of the Mayhoffer Farm Open Space Property (2017; Appendix 2) to cooperate in the development of the management plan for the property. These plans must be reviewed by the public, the municipalities' respective open space committees and advisory boards, and approved by the Boulder County Board of County Commissioners, Lafayette City Council, and Louisville City Council to ensure that the management direction established for the property reflects the priorities, interests, and concerns of these communities.

### 1.2 PLANNING OVERVIEW

#### 1.2.1 PLANNING VISION AND GOALS

The Mayhoffer Farm Open Space property is owned by Boulder County, Lafayette, and Louisville and will be managed in accordance with the Mayhoffer IGA (Appendix 2) and this land management plan. The property is currently managed primarily for agricultural operations that help preserve the rural character of the area and provide an open space buffer between Lafayette and Louisville. Specific management goals, based on the Mayhoffer Farm IGA, are discussed in greater detail throughout this land management plan and include the following:

- Continue to support and collaborate with the agricultural lessee and agricultural staff from Boulder County;
- Conserve and restore native wildlife habitat, including the riparian habitat along Coal Creek;
- Increase access to the property through new trails, including an ADA-accessible connection to the regional Coal Creek trail;
- Develop regulatory signage to promote safety on trails adjacent to agricultural operations;
- Provide information on the history of pre-settlement peoples who inhabited the area, the Centennial Farm and historic Rex #2 coal mine, current agricultural operations, and local flora and fauna to foster a sense of connectedness and engagement with this unique open space property;
- Provide on-site educational opportunities for the public based around the theme of human interconnectedness with the land, including pre-settlement inhabitants, agriculture, the history of coal mining, native plants and wildlife, sustainability, and the benefits of multi-use properties.

#### 1.2.2 VISION STATEMENT

The Mayhoffer Farm Open Space property is uniquely positioned to serve as a multifaceted community resource that increases the quality of life for nearby residents and promotes diverse and equitable access to open space. The vision for the Mayhoffer Farm is an open space property that: preserves the rural character of this community by continuing to support economically and environmentally sustainable agricultural operations, creates safe and accessible recreational opportunities, conserves riparian habitat along Coal Creek to support native wildlife, and provides educational programming that highlights the property's rich history and current characteristics, fostering a greater understanding and appreciation for this property by the local community.

### **1.3 PLANNING CONTEXT**

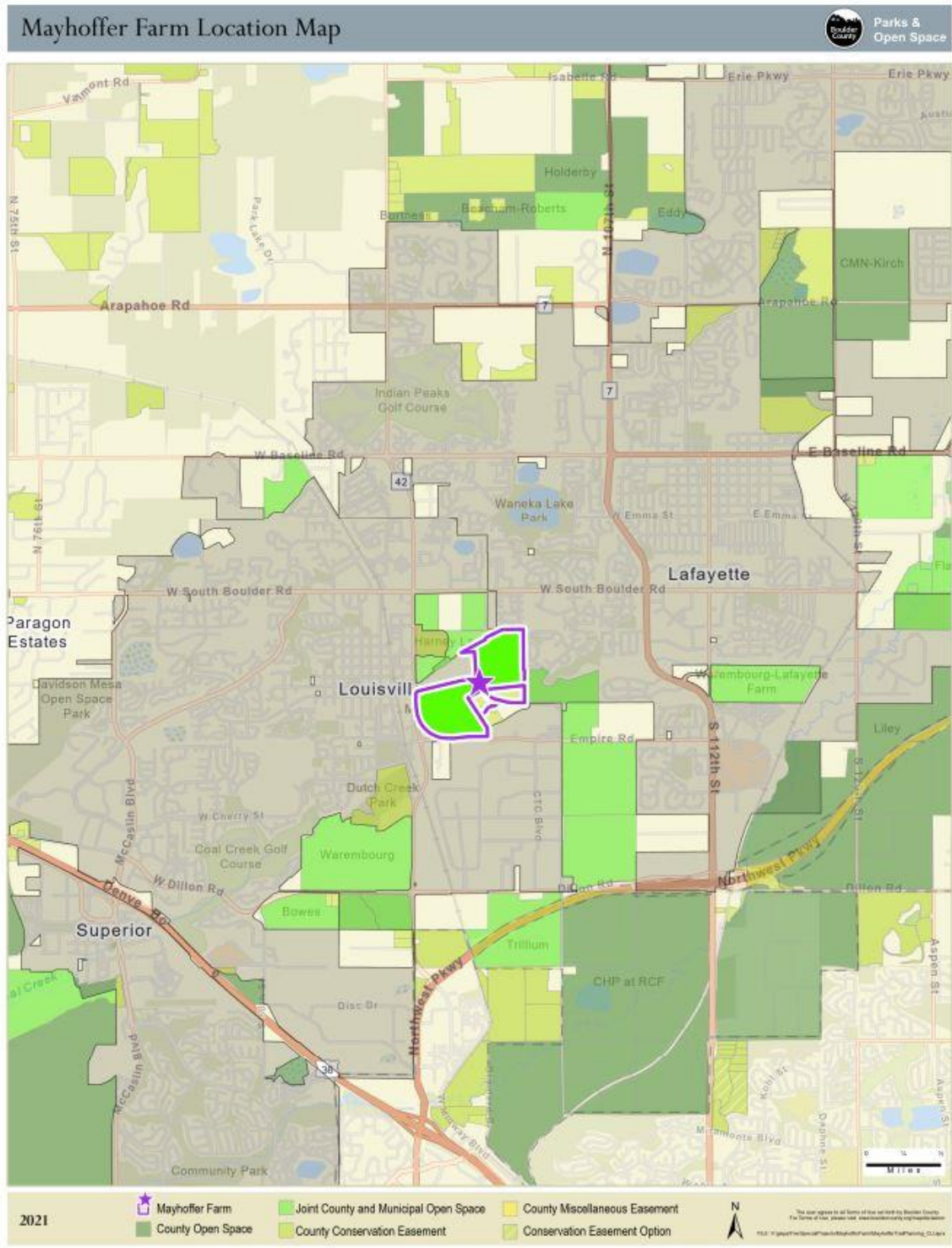
#### **1.3.1 LOCATION**

The Mayhoffer Farm Open Space encompasses 165 acres between the Cities of Louisville and Lafayette and is located at the intersection of South 95th Street and Empire Road in Boulder County, Colo. The property is bordered by the Harney-Lastoka Open Space property to the north, the Louisville Wastewater Treatment Plant to the west, the Adler-Fingru and Esmail Open Space properties to the east, and the Aquarius Open Space to the south. Together, these properties preserve a corridor of open space between the growing cities of Louisville and Lafayette, helping these communities preserve elements of their heritage, identities, and natural landscapes.

There are two main parcels of the Mayhoffer Farm Open Space property, bisected diagonally by Empire Drive. Both parcels overlap a section of Coal Creek, which runs along the southeast edge of the property. Along Empire Drive, there are also three separate residential lots that were once part of the original Mayhoffer Farm but are now privately owned. The location of the Mayhoffer Farm Open Space, along with its unique features and history, provides an important opportunity for increased access to open space in southeastern Boulder County.

FINAL DRAFT

# Mayhoffer Farm Management Plan



**Figure 1:** A location map of the Mayhoffer Farm. The property is identified by the purple star and purple outline. All nearby open space properties are highlighted in shades of green that identify ownership and easement status.

### 1.3.2 ACQUISITION HISTORY

After more than a decade of discussion with the Mayhoffer family about Louisville's and Lafayette's mutual desire to protect the Mayhoffer Farm property as open space—and two years of intense deliberation among family, real estate developers, Boulder County, and the two municipal governments—the 165 acre property and appurtenant water and mineral rights were finally purchased in 2017 for \$8,255,789. In accordance with the Mayhoffer Farm Intergovernmental Agreement (Mayhoffer Farm IGA), Boulder County paid 50% of the purchase price, and Louisville and Lafayette each paid 25%. The purchase price included a 73% premium over fair market value, which the three governments paid because of the extreme importance of this property as a buffer between the two communities of Lafayette and Louisville. Boulder County always pays fair market value, but very rarely pays premiums for open space property. The property expands the open space buffer zone between Lafayette and Louisville. Through limited development, it can create opportunities for multiple uses, including agricultural operations, wildlife habitat conservation, riparian corridor restoration and conservation, regional trail connectivity, increased community access to outdoor spaces, and educational and interpretive opportunities related to local agriculture, coal mining, and cultural history.

The government agencies and the Mayhoffer Family reached a suitable agreement, with the primary goal of preserving the historic farmland and natural resource values of the property. The purchase agreement precludes development of mineral rights. The property acquisition also included water rights, which are essential for continued agricultural production. Three residential properties located along Empire Drive were part of the historic family farm but were not included in the land acquisition. As part of the purchase, these privately owned properties were placed under certain development restrictions, including a restrictive covenant on the property northeast of Empire Drive and conservation easements on the two properties southwest of Empire Drive.

After the sale was finalized, Lafayette Mayor Christine Berg was quoted as saying, "We're grateful for the good working relationship and collaboration we have with our Boulder County and Louisville neighbors. It's very rewarding to now have this opportunity to preserve historical farmland, bring new open space and recreational areas to the community, provide ADA access to the regional trail system, and utilize the property as a community buffer." In addition to the value in preserving this land, this acquisition was a successful example of collaboration among local governments. The joint ownership model was able to preserve a unique open space property for the citizens of Boulder County, Louisville, and Lafayette, reaching a common goal to protect this land from development.

## Mayhoffer Farm Management Plan

### 1.3.3 EXISTING LAND USES

Since acquisition in 2017, the Mayhoffer Farm Open Space has primarily been used to combine existing agricultural operations with those at the Harney-Lastoka property to the north, increasing the lessee's economy of scale. By combining the existing agricultural operations at Harney-Lastoka onto the Mayhoffer Farm property, the lessee has been able to achieve efficiencies that can be realized at certain levels of production, increasing profits and economic stability. The current lessee manages a forage and livestock operation, raising grass and alfalfa for hay and pasture. The lessee has a longstanding relationship with Boulder County and deep roots in this community. His operation on the Harney-Lastoka property also encompasses the *7th Generation Farm Market*, which provides the community with locally grown eggs, meat, honey, herbs and vegetables, as well as a pumpkin patch and hay bale maze in the fall.

Agriculture has supported the growth of Lafayette and Louisville, and the acquisition of this property recognizes the importance of preserving historic and modern-day agriculture and its benefits to the community. Therefore, it is important that all future uses of this open space property work in harmony with existing and future agricultural operations. Collaborative management is essential to ensure the Mayhoffer Farm property is used to its fullest potential for all community needs. For more regarding agriculture at this property, see Section 2.1.4

In addition to the formal uses for agriculture, the Mayhoffer Farm Open Space property provides valuable wildlife habitat, primarily in the riparian area along Coal Creek, as well as the ephemeral wetland around the capped Rex #2 Coal Mine. These habitats host more than 70 avian species, including birds of prey and songbirds, many insect species (including vital pollinator species), and larger mammals such as fox and mink. For a more expansive listing of wildlife in this area, see Appendix 8.

Because of prairie dogs' potential impacts on current agricultural operations, this property is categorized as a "no prairie dog" (NPD) zone and is managed in accordance with the Mayhoffer Farm IGA and Boulder County's *Prairie Dog Habitat Element of the Grassland and Shrubland Management Policy*.

### 1.3.4 ACCESS

There are currently two private access points for agricultural operations on the property, but there is no public use of the Mayhoffer Farm in accordance with Boulder County's regulations around public access to leased farm fields. However, the property is situated in an ideal location to increase regional trail connectivity, including an ADA-accessible trail connection for the Coal Creek trail. Currently, the two existing sections of the Coal Creek trail are joined by the Aquarius Trail, which was constructed along a steep slope that is not ADA accessible. An alternate route through the Mayhoffer Farm Open Space would be a valuable community resource for the many families, commuters, and residents nearby—especially as the population of these communities continues to age (See Sec. 2.1).

## 1.4 LAND USE CONSIDERATIONS

### 1.4.1 ADJACENT LAND OWNERSHIP

The Mayhoffer Farm is surrounded by adjacent open space properties to the north, east, and south, as well as the Louisville Wastewater Treatment Plant to the west. There are also three privately owned residential properties to the south and east of the agricultural fields. This corridor of open space properties (Harney-Lastoka, Mayhoffer Farm, and Adler-Fingru) is surrounded by residential neighborhoods to the north and the east, and the Louisville Sports Complex, 95th Street, and local businesses to the west. Segments of the Coal Creek Regional Trail run along the southern edge of the property on the south and east sides and are connected by the Aquarius Trail (See Figure 1).

The spatial context and adjacent land uses determine many of the unique opportunities present at the Mayhoffer Farm Open Space. The proximity to other open space properties expands the open space buffer between Louisville and Lafayette, preserving green space which provides a myriad of benefits for community wellbeing. This open space corridor also provides habitat connectivity for a diverse array of local wildlife. The transitional area between the riparian corridor and the agricultural fields is referred to in wildlife ecology as an *ecotone*, which is known to host higher levels of biodiversity and resilience than a single habitat area.

### 1.4.2 LEASES, EASEMENTS, ENCUMBRANCES, AND RIGHT OF WAY

Current Leases: The current leases affecting the Mayhoffer Farm property are as follows:

Agricultural Lease: The farm property is currently leased to an agricultural tenant—currently on a three-year basis with an option for renewal—through December 31, 2021.

Easements, Right-of-Way, Decrees and Other Rights Affecting Property: Permanent, reciprocal conservation easements over the Mayhoffer Farm Property were recorded by Boulder County, the City of Lafayette, and the City of Louisville (“the Parties”) after the purchase of the property in September 2017. The purpose of the easement is to preserve the natural condition and aesthetic and ecological features of the property and to protect the property for scenic, open space, agricultural, passive recreational, and environmental uses (the “Conservation Values”). The Parties were also conveyed affirmative rights to preserve and protect the Conservation Values in perpetuity.

## 1.5 RELATIONSHIP TO OTHER PLANS, PROGRAMS, AND PLANNING EFFORTS

There are several plans maintained by Boulder County, Lafayette, and Louisville that outline goals and policies relevant to the Mayhoffer Farm Open Space. These plans include:

- Intergovernmental Agreement (IGA) Concerning the Purchase of the Mayhoffer Farm Open Space Property (2017)
- Lafayette/Louisville Buffer Comprehensive Development Plan IGA (2014 Extension)
- The Jointly Owned Boulder County-Lafayette-Louisville Open Space Management Plan (2004)
- Harney-Lastoka Management Plan (2004)
- The Boulder County Comprehensive Plan (Updated 2020)
- The City of Lafayette Comprehensive Plan (Updated 2013)
- The City of Lafayette Parks, Recreation, and Open Space Plan Update (2019)
- The City of Louisville Comprehensive Plan (2013)

The relevant goals and policies of the *IGA Concerning the Purchase of the Mayhoffer Farm Open Space Property*, *Lafayette/Louisville Buffer Comprehensive Development Plan IGA (2014 Extension)*, *Jointly Owned Boulder County-Lafayette-Louisville Open Space Management Plan*, and *Harney-Lastoka Management Plan* are discussed in greater detail within this section. The goals and policies identified by the Boulder County Comprehensive Plan, City of Lafayette Comprehensive Plan, City of Lafayette Parks, Recreation, and Open Space Master Plan Update, and the City of Louisville Comprehensive Plan also informed the management direction outlined in this management plan. Goals of particular relevance to the Mayhoffer Farm Open Space concern environmental resources, open space, transportation, public involvement, government relations, cultural resources, and agricultural resources; these goals are specifically identified in Appendix 3.

### 1.5.1 IGA CONCERNING THE PURCHASE OF THE MAYHOFFER FARM PROPERTY

The *IGA Concerning the Purchase of the Mayhoffer Farm Open Space Property of 2017* (the “Mayhoffer IGA”) negotiated the purchase of the property and outlined the cost-share among Boulder County, the City of Lafayette, and the City of Louisville. Previously, the three parties had entered into an IGA regarding a rural buffer (the “Buffer IGA”) space between Lafayette and Louisville on August 15, 1996. The Buffer IGA was subsequently amended twice, and then replaced and superseded by the extension of the IGA in 2014 (the “2014 IGA”).

The 2014 IGA provides that the Mayhoffer Farm Open Space is in a designated Rural Preservation Area and may be acquired as open space by the aforementioned parties. The Mayhoffer IGA conforms to the terms of the 2014 IGA. The Mayhoffer IGA included the following provisions:



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- Establishing a cost-share agreement regarding the purchase of the Mayhoffer Farm property;
- Requiring the property to be designated as open space, and limiting the alteration of this designation;
- Requiring the conveyance of reciprocal conservation easements among the parties;
- Agreeing that the County will manage the property and all costs incurred with management of the property and all proceeds of any lease of the property shall be the County's, if and until the Parties agree otherwise in writing; and
- Cooperating in the development of land management plans for the property.

All management costs, apart from agriculture costs, as outlined in the Mayhoffer Farm IGA, must be approved by all three partner agencies and will be shared proportionally, with Boulder County bearing 50% of the costs, and Lafayette and Louisville bearing 25% each unless the parties agree otherwise in writing.

### 1.5.2 LAFAYETTE/LOUISVILLE BUFFER COMPREHENSIVE DEVELOPMENT PLAN IGA (2014 EXTENSION)

Adopted in 2014, the regulations in this Agreement provide specific land use and development restrictions governing the actions of Boulder County, Lafayette, and Louisville (“the Parties”) within the planning area. It enables the Parties to comprehensively plan for and regulate land uses to preserve the unique individual characters of Lafayette and Louisville, preserve a community buffer that serves the economic and civic interest of residents, minimize negative impacts of development on surrounding areas, and protect the environment.

### 1.5.3 THE JOINTLY OWNED BOULDER COUNTY-LAFAYETTE-LOUISVILLE OPEN SPACE MANAGEMENT PLAN

Completed in 2004, this plan includes goals and policies affecting open space properties jointly owned by Boulder County, Lafayette, and Louisville. The policies and goals outlined in this plan are based on goals and policies found in the Boulder County Comprehensive Plan, City of Lafayette Comprehensive Plan, and City of Louisville Municipal Code. However, the joint management plan established the following common management goals that are applicable to the Mayhoffer Farm Open Space:

- Protect unique and significant plant and animal communities, including wetlands and riparian areas;
- Maintain, improve, and promote sustainable agricultural operations;
- Maintain positive relationships among the Cities, County, and neighboring landowners to facilitate cooperation and effective resource management; and
- Provide appropriate passive recreational opportunities.

### 1.5.4 HARNEY-LASTOKA MANAGEMENT PLAN

Beginning in 1984, Boulder County, Lafayette, and Louisville entered into an IGA to preserve the Harney-Lastoka property as an open space buffer between the two cities. From 1993 to 1996 the County and Cities purchased the 138-acre property creating the Harney-Lastoka Open Space. The Harney-Lastoka Management Plan established management objectives to address environmental resources, open space, community facilities, cultural resources, and agricultural resources. After the management plan was adopted, The Kerr Community Garden was developed, historic structures associated with agriculture and mining were rehabilitated, the Harney-Lastoka Trail was constructed, and agricultural operations continued.

Harney-Lastoka's proximity to the Mayhoffer Farm Open Space creates opportunities for both residents and agricultural lessees. First, if trails are developed at Mayhoffer Farm, then connectivity between Louisville and Lafayette will be increased. Second, if both properties are included in the same lease or continue to be leased by the same tenant (as they currently are), then there is the potential to increase the viability of agricultural operations, improve economies of scale, and reduce land fragmentation.

## 1.6 COMMUNITY ENGAGEMENT

Boulder County, Lafayette, and Louisville employ a number of survey methods to better understand citizens' perspectives about policies and management decisions. Boulder County Parks & Open Space (BCPOS) also gathers information about park visitors and their preferences through on-site surveys conducted at five-year intervals. Given the recent acquisition of the Mayhoffer Farm Open Space and the postponement of visitor-use surveys because of the impacts of the COVID-19 pandemic, there is very little information available regarding this particular property.

An integral part of developing this management plan included pursuing opportunities to engage traditionally marginalized and underrepresented communities, exploring options for potential trails in the area, and considering potential interpretive and educational programming at the property. The graduate student team employed several stakeholder engagement strategies to accomplish these objectives, including the design and dissemination of a bilingual survey, hosting a bilingual dinner for trusted leaders—or “promotores”—in the Latinx community, developing an online survey, and posting this management plan online for public comment. These outreach efforts revealed a great deal about the preferences of diverse trail and open space users, with the added benefit of building—or strengthening—relationships between the municipalities and the communities they serve.

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### 1.6.1 SURVEY PURPOSE & DESIGN

The purpose of the intercept survey conducted at nearby parks and trails was to gather specific data regarding the preferences of trail users in the area. The four focus areas were trail use, trail preferences, potential educational or interpretive topics, and demographics.

The survey instrument—consisting of 11 questions available in English and Spanish—was designed for each respondent to fill out individually. Some questions were modeled after questions used in Boulder County’s five-year survey, while others were specifically focused on better understanding how people learn about new trails or what potential interpretive or educational topics (related to the Mayhoffer Farm) might interest them. The surveys were available via hard-copy form and a QR code for mobile device that could be accessed by intercept respondents. A copy of the survey instrument can be found in Appendix 4.

In addition to the intercept survey, a version of the survey instrument in English and Spanish was disseminated via e-mail to community members affiliated with Thorne Nature Experience. Unfortunately, the response rate to this survey was too low to yield significant data that could provide informative observations about trail preferences.

### 1.6.2 KEY FINDINGS

The intercept survey had an overall response rate of 45%, with a total of 110 surveys collected over 20 hours and eight survey sessions. Refusals were most common from individuals biking or running, who did not stop. The survey collected basic demographic data (race/ethnicity, age, city), preferences regarding trail usage and conditions, and interest in learning about the cultural, agricultural, and coal mining histories associated with the Mayhoffer Farm Open Space. The results of the survey are summarized below, with a more in-depth discussion included in Appendix 5.

- A majority of respondents identified as White, above the age of 45, and from Lafayette;
- A majority of respondents utilize trails more than 10 times a year, indicating frequent trail and open space use;
- More than a third of respondents identified friends and family as their primary source of information regarding new trails. When managing agencies communicate about opportunities at the Mayhoffer Farm Open Space, they should take this fact into account and seek opportunities to highlight events or social opportunities occurring at the property;
- The top three activities that users identified participating in included walking, biking, and viewing scenery or wildlife. These usage patterns should be considered when developing trails on the property, and design should consider accommodating these types of uses;
- More than two-thirds of respondents preferred trails that are wide enough for three people, suggesting that wider trails would be appreciated by users in this area. It is

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unclear if these preferences are because of the activities users conduct on trails or as a result of the COVID-19 pandemic;

- Nearly four-fifths of respondents identified a preference for using trails that are close to their home, suggesting that the inclusion of trails in this area will create opportunities (with lower barriers of entry) for users in the neighborhoods around the open space property;
- Almost two-thirds of respondents rated improving trail connectivity as “very important” or “important,” suggesting that an ADA-accessible trail connection between the two segments of the Coal Creek Regional Trail would be supported;
- Users were interested in learning about many features of the Mayhoffer Farm open space property, with more than half of respondents interested in learning about local plants and wildlife, the people who used to live on the property (past and present), farming or agriculture, and the history of coal mining. Understanding these interests can allow interpretive and educational programming to be tailored to highlight these histories.

### 1.6.3 PROMOTORES DINNER

On March 30, 2021, Boulder County adopted the Cultural Responsiveness & Inclusion Strategic Plan (CRISP) to “add a cultural responsiveness and inclusion lens to ALL that BCPOS does, with an initial focus on increasing participation and engagement with the Latinx Community.” Through development of the CRISP, themes of power sharing, meaningful engagement, and organizational restructuring to better serve members of traditionally marginalized and underrepresented communities emerged. Acknowledging these themes, and their importance, this management plan is poised to serve as an example for engaging these communities to incorporate a diverse array of perspectives and needs.

Engagement with members of local Latinx communities was identified early on as a key goal for this management plan. To more effectively engage these residents, a dinner was held with Hispanic/Latinx community leaders (aka “Promotores”) and their families from Lafayette. *Promotores* or *promotoras* is a Spanish term used to describe trusted individuals who empower their peers through education and connections to health and social resources in Spanish-speaking communities. They use their insights and knowledge of cultural norms to provide relevant health information and education to help Latinx individuals work through the barriers they face when addressing complex issues.

The dinner was held at South Public Road Trailhead on August 10, 2021. Nine families participated and all attendees were provided incentives for their participation. The dinner served as an informal focus group to discuss key questions regarding this management plan (See Appendix 6 for event handout).

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Key questions used to guide the discussion included:

- What do you value about local trails?
- What can Boulder County, the City of Louisville, and the City of Lafayette do to ensure all community members feel welcome on the trails?
- Are there specific barriers that keep you from using local trails?
- What do you feel is missing from local trails?
- What kinds of amenities do you need?
- If you could tell us one thing as we plan a new trail, what would it be?

Following discussion with the group, it was evident that many of them enjoyed trails and getting outside but did not use trails in the Lafayette and Louisville area often. Promotores found that trails closer to their communities are unmaintained, overgrown, and either difficult or unsafe to access. Barriers impacting trail usage included:

- Feeling unsafe accessing trails, particularly needing to cross major roads with small children;
- Needing to drive to trailheads;
- Lack of trail connectivity;
- Minimal lighting; and
- Limited internet access.

Addressing lighting issues may be the most complex considering Lafayette's desire to reduce the impact that light pollution has on wildlife and viewing the night sky. Other characteristics that were generally considered undesirable at open space properties included proximity to roads and traffic, too much fast commuter traffic on trails (i.e., bicyclists), and costs associated with parking.

Trail characteristics that were viewed as desirable included the presence of families and people of diverse ages, amenities such as barbeques, picnic tables, and benches, and more opportunities for educational programming and activities for children. Water access and shade, whether from trees or constructed covers, was also highly favorable. Public gardens were also mentioned as a great opportunity for fostering a sense of community, as well as creating more hands-on educational and interpretive opportunities. Additional ideas for interpretive and community amenities included public artworks such as murals or sculptures, as well as interpretive signage accessed through QR codes and available in multiple languages.

In light of the limitations implicit in this specific multi-use property, it is unlikely that all these suggestions or amenities could be incorporated into this plan; however, these ideas and the active participation of the Promotores were greatly appreciated and highlighted considerations that are incorporated in this plan to ensure diverse community needs are met. The priority of this land management plan is to guarantee that the open space is made more accessible and equitable for all visitors while remaining mindful of existing and adjacent land uses.

## 2 MANAGEMENT DIRECTION

### 2.1 VISITOR SERVICES

The agricultural fields of the farm are closed to the public, and there is currently no public use or recreational opportunities at the Mayhoffer Farm Open Space. However, its location and history make it an ideal property for passive recreation, interpretive and educational programming, wildlife habitat preservation, and continued agricultural operations. Two trails are in proximity to the property: the Harney-Lastoka Trail to the north and the Aquarius Trailhead section of the Coal Creek Regional Trail to the southeast. The Aquarius Trailhead section of the Coal Creek Regional Trail is steep and presents accessibility challenges. The Mayhoffer Farm is situated in an ideal location to provide an ADA accessible alternative trail connection to the Coal Creek Regional Trail.



**Figure 2:** Trails near the Mayhoffer Property, labeled and identified by red lines, include the Harney-Lastoka, Coal Creek, and Aquarius Trailhead.

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Increased trail connectivity on this property was highlighted by Boulder County, Lafayette, and Louisville as a primary goal throughout the acquisition process and is referenced in the conservation easements associated with the Mayhoffer IGA (see Section 1.5.1). Additionally, the three municipalities are interested in creating opportunities that recognize the diverse needs of community members, especially those who belong to traditionally marginalized and underrepresented communities. Through community engagement efforts and review of previous years' visitor use studies, it was determined that adjacent trails are heavily used and highly valued by the community.

As Boulder County, Lafayette, and Louisville design and develop trails for the Mayhoffer Farm Open Space, it is imperative to consider the needs of current and future users. For instance, the Community Profile (Appendix 7) notes that a quarter (25.6%) of people aged 65 and older in Boulder County reported living with a disability, with approximately 10,500 reporting ambulatory disabilities—or those disabilities that limit or restrict movement. Looking to the future, it is expected that the population over the age of 65 years will double between now and 2050, increasing from just over 50,000 today to nearly 95,000. To better serve current and future users, trails developed in the next decade must account for these forthcoming shifts.

### 2.1.1 TRAIL OPTIONS

During this process, research was conducted to explore options to develop trails on the property that would increase trail connectivity between Lafayette and Louisville, create opportunities for ADA-accessible passive recreation, allow for the safe continuation of economically viable agricultural operations, and preserve wildlife habitat and riparian buffer zones. After multiple property visits and discussions with specialists (e.g., agriculture, wildlife, recreation, education, etc.) at Boulder County, Lafayette, and Louisville, the project team considered three options for trail alignments: A) Direct Coal Creek Connection; B) Northeast Loop; C) Southwest Loop (see below for maps). These three options incorporated potential costs and benefits associated with trail alignments and sought to balance competing interests.

Feedback received during the public comment period recommended the consideration of two additional trail options. The first suggested option would run adjacent to the Kerr #1 ditch through the center of the southwest parcel, bisecting the agricultural field alongside the ditch. In order to provide a safer experience for trail users and reduce impacts to agricultural operations—which serve an important stewardship function for the property—trails were routed along the edges of agricultural parcels rather than through them. Additionally, developing a trail on either side of the Kerr #1 ditch would create significant interference with current methods used to irrigate this portion of the property. The second option suggested by the public would shift a portion of "Option A: Direct Coal Creek Connection" farther north, bisecting the northeast agricultural parcel. Because of potentially higher costs associated with developing Option A—which passes through an area of the property currently inundated with water because of a clogged drainpipe—and potential impacts to adjacent property owner's

water rights, this suggestion is evaluated in “Option A (Alternative): Direct Coal Creek Connection.”

After considering the costs and benefits associated with the trail alignments, “Option A: Direct Coal Creek Connection” is the recommended option, with justification provided below. The Northeast Loop (Option B) would be frequently affected by closures caused by the movement of equipment during the harvest, the juxtaposition of a road/trail/irrigation ditch, and the application of herbicide and weevilcide. Pursuing this option would increase safety risks to users, while negatively affecting the economic viability and logistics of the agricultural operations. Although it was determined that the Southwest Loop (Option C) would have less of an impact on agricultural operations, it would be more efficient and practical to consider the development of pedestrian access in conjunction with the 2019 City of Louisville’s Transportation Master Plan, which incorporates construction of bike shoulder improvements along Highway 42 and bike routes along Empire Road, as well as additional off-street trail options parallel to Highway 42.

#### 2.1.2 OPTION A: DIRECT COAL CREEK CONNECTION

This option, identified by the dashed yellow line in Figure 3, creates a ¾ mile trail that provides an ADA-accessible alternative to the steep segment west of the Aquarius Trailhead. The agricultural lessee and relevant staff at Boulder County, Lafayette, and Louisville, highlighted necessary considerations to mitigate impacts to the agricultural operation as well as to manage impacts of irrigation tailwater. However, these considerations would apply to any trail option at the Mayhoffer Farm to a degree, and this trail route could coexist alongside agricultural operations if strategies to mitigate conflict are implemented in the initial stages of development. In addition to providing an ADA-accessible alternative, this trail alignment would lead to open space exposure for trail users and create opportunities to learn about native flora and fauna, agricultural history, the history of coal mining, and cultural history.

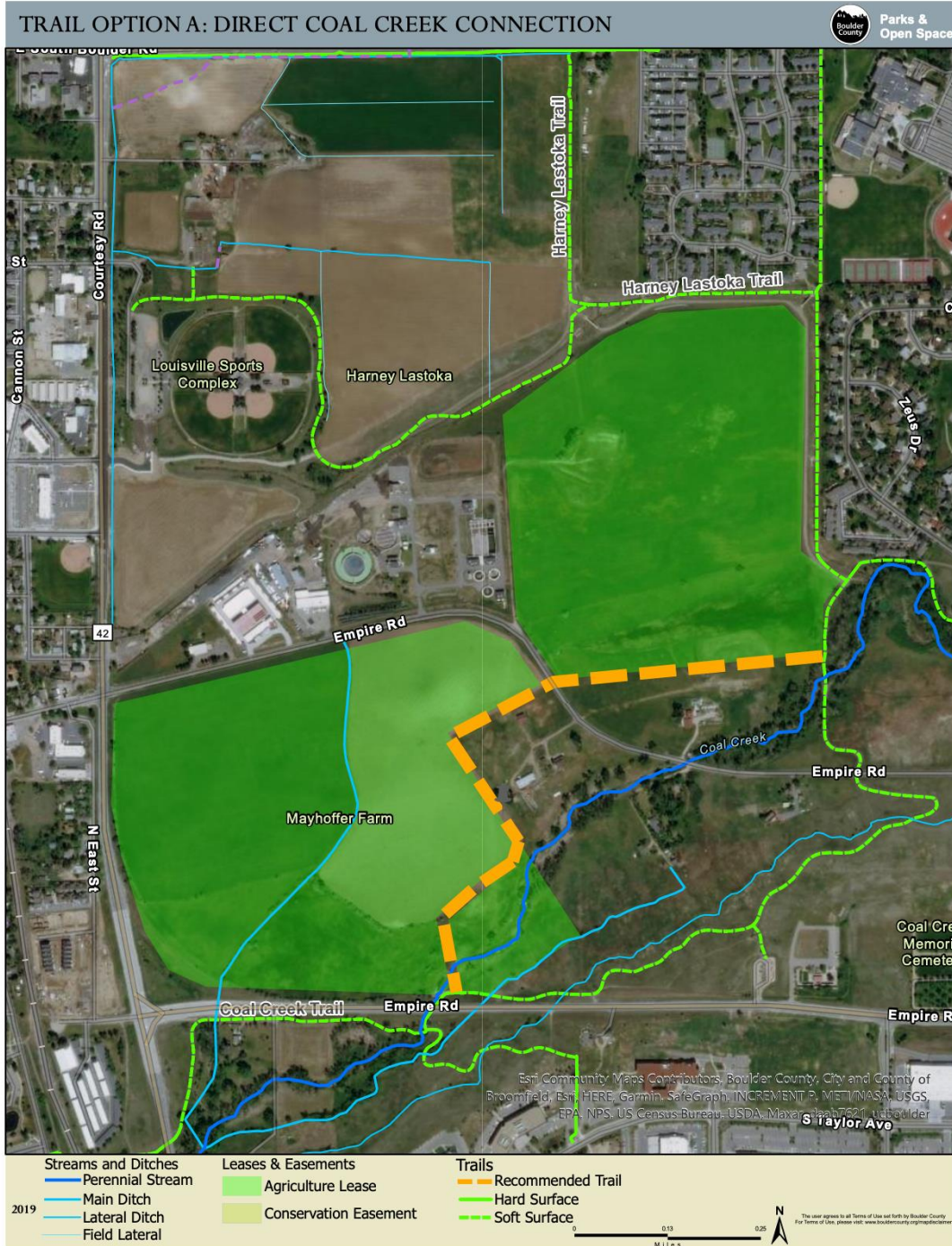
To ensure this ADA-accessible trail is truly meaningful for the community, there must be a proper analysis during the trail construction process to identify ADA-accessible parking and trail access points nearby. Parking at the Louisville Sports Complex, Community Gardens, local neighborhoods, and nearby schools could provide sufficient spaces; however, a full grade analysis should be conducted to determine whether those parking spaces are then located near ADA-accessible trail access points that would allow users to reach the ADA-accessible trail on the Mayhoffer Farm.

A portion of this trail option does cross Empire Road, creating potential hazards for trail users and vehicle traffic. This hazard can be mitigated by a pedestrian crossing with the appropriate safety features. Typically, trails are eight feet wide with a corridor of 16 to 20 feet to support maintenance and mowing operations. It is recommended that a trail corridor between 25 to 50 feet be considered to increase buffer space between the trail and adjacent private properties.



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Additionally, this buffer space can provide opportunities for native prairie grass restoration within the trail corridor. Ultimately, the width of the corridor will need to account for and balance impacts to user experience, agricultural operations, and owners of adjacent private properties.



**Figure 3:** Option A is proposed in dashed yellow, creating an ADA-accessible connection between segments of the Coal Creek Regional Trail.

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This option would pass through the southern portion of the northeast parcel. Portions of this area are inundated because of an obstructed drainpipe designed to convey the water. The potential impact of water seepage to the trail can be mitigated through regular maintenance of the drainpipe, which is already required to ensure that groundwater is conveyed to Coal Creek expeditiously and uninterrupted for the owners of water rights downstream.

The development of this trail corridor may also affect adjacent private property owners, including their privacy and safety. Privacy and safety concerns are common and can be mitigated using a variety of strategies, including creating a larger buffer space between the trail corridor and the private property and fencing the trail to address the impacts of trail users on property and livestock. Another option that was explored—though not recommended—would shift a portion of the trail farther north. This option is discussed in detail directly below in Section 2.1.2. Rather than shifting the trail corridor, Boulder County, Lafayette, and Louisville should continue to engage with the adjacent property owners to address concerns in accordance with their “Good Neighbor” policies (see Appendix 3).

The southwest section of this proposed trail bisects the southern pasture currently used for cattle grazing. Fencing will be necessary along both sides of the trail to delineate the trail corridor from the pasture, keeping both cattle and recreationalists safe. Because of necessary fencing, this section of trail has been designed specifically to provide cattle access to Coal Creek on either side of the trail, so that pasture on both sides of the trail could continue to be used for grazing. Coal Creek is the only source of water on this section of the property, so it is essential that cattle have access to the creek. Creating two pastures on either side of the trail corridor with water access provides opportunities to rotate cattle between pastures. This rotation could reduce impacts from cattle on the riparian buffer zone, as well as provide opportunities to move cattle to assist in riparian buffer zone restoration efforts.

PRO	CON
Creates an ADA-accessible trail connection between segments of Coal Creek Regional Trail	Drainage features will need to be constructed to accommodate irrigation water, increasing cost. ADA-accessible access to the trail must be ensured by securing ADA-accessible parking and trail connections.
Provides vantage points for interpretive signage regarding agriculture, history, and wildlife	Will require more costly trail design to mitigate impacts of irrigation tailwater on trails, because of the flow of water from west to east
Provides water access for cattle in both pastures	Additional costs of fencing required to prevent conflicts between users and cattle
Provides one water crossing that could allow for creek access in the future, depending on agricultural operations and restoration efforts	Potential impacts to adjacent private property owners (reduced privacy, safety hazards, irrigation, water conveyance)

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Creates two pastures through which the lessee could rotate cattle	Trail would need to be closed intermittently to accommodate agricultural operations, like the transportation of hay or the application of pesticides
More exposure to open space for users	A portion of the trail is located in a floodplain, which would require mitigation
Creates a loop trail in conjunction with the Coal Creek Trail, however the steep segment to the Aquarius trailhead is not ADA accessible	Limited shade along recommended trail segment
	Potential increases to trail development costs to account for water seepage and current irrigation practices

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### 2.1.3 OPTION A (ALTERNATIVE): DIRECT COAL CREEK CONNECTION

During the public comment period, concerns regarding the costs of “Option A: Direct Coal Creek Connection” and potential impacts to adjacent property owners were raised. As discussed in Section 2.1.1, some of these concerns can potentially be mitigated using a variety of strategies, including shifting a portion of the recommended trail alignment farther north. This suggested option would alleviate concerns associated with trail proximity to the adjacent private property and bypass the wetter portion of the field, potentially reducing costs associated with trail construction.

Although this option would reduce some of the aforementioned concerns, it is not practical for the existing agricultural operations. Cattle are regularly pastured in the northeastern field and need to access water in the southern portion of this field through an open gate twice daily. Availability of water in the northern section of the northeastern parcel (north of the yellow-dashed line, Figure 4) is limited because of legal constraints on pumping ground water. As a result, this trail option is not feasible.

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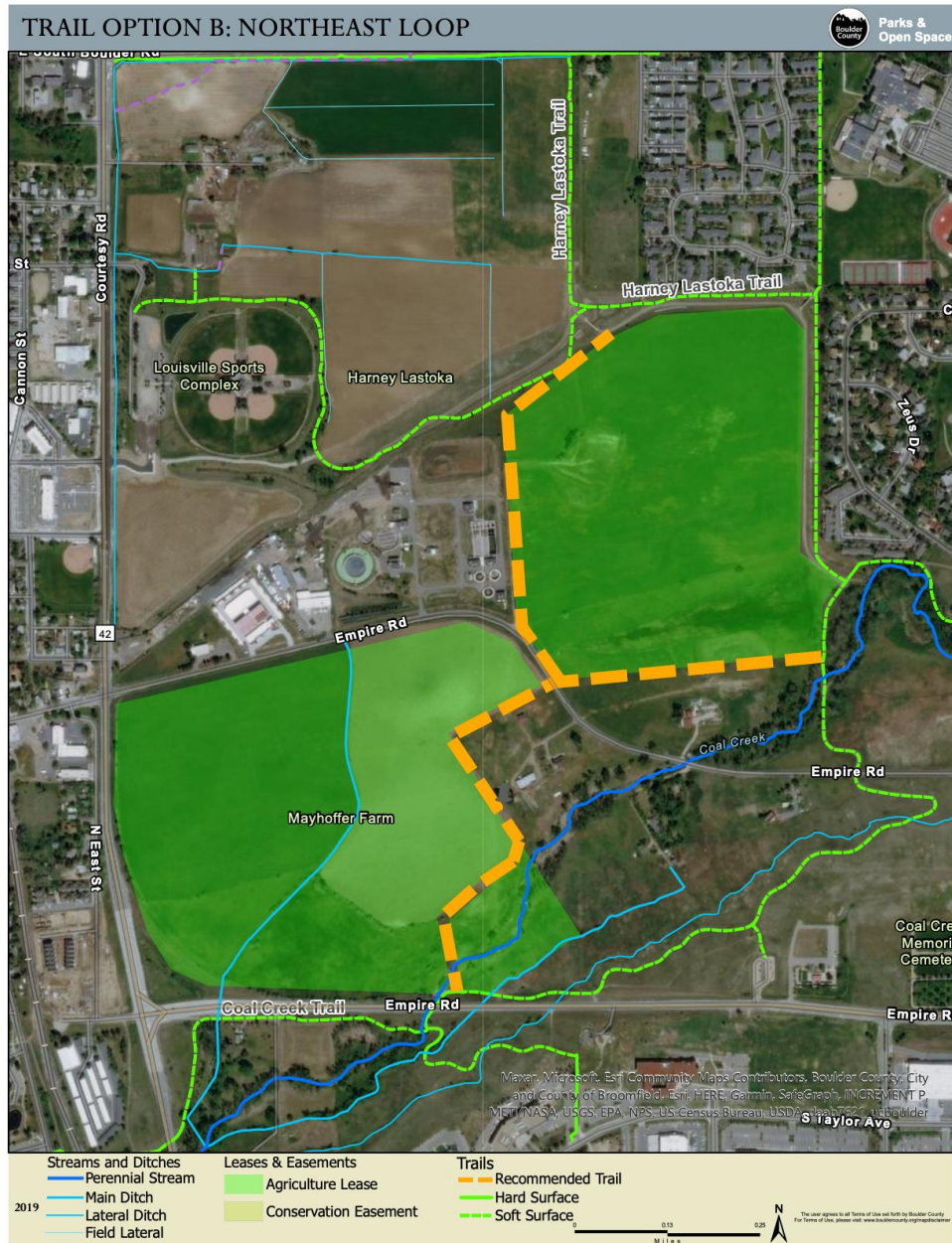


**Figure 4:** Option A (Alternative) is proposed in dashed yellow, with a portion of the trail shifted farther north.

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## 2.1.4 OPTION B: NORTHEAST LOOP

This option includes all elements of “Option A: Direct Coal Creek Connection,” with the addition of a trail along the west side of the northeast field, identified by the dashed yellow line in Figure 5. This trail option creates a loop trail with an approximate distance of 1 ½ miles, which may improve the experiences of users interested in utilizing trail loops.



**Figure 5:** The recommended trail addition along the west side of the northeast parcel creates a loop and increases trail connectivity between Louisville and Lafayette.

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However, this trail alignment would create a conflict with agricultural operations. The conflict is a combination of the proximity of the trail alignment with the farm road (traffic during harvest) and the irrigation ditch, which provides irrigation water from May to early July. The PROs and CONs associated with “Option A: Direct Coal Creek Connection” are also applicable to this option. There are, however, additional PROs and CONs regarding the yellow section of the trail (Figure 5) that must be considered.

PRO	CON
Increases trail connectivity for residents by connecting to Coal Creek and Harney-Lastoka	Conflict with existing road used for agricultural purposes
Creates another loop trail, which is desirable for some users	User experience may be affected by proximity to water treatment plant
More open space exposure for users	Trail design could potentially separate approximately half-an-acre from agriculture operations
	Increased cost of construction and maintenance because of trail length
	The proximity of the trail, the farm road, and an irrigation ditch in a narrow corridor may not be physically practical

### 2.1.5 OPTION C: SOUTHEAST LOOP

This option includes all the elements of “Option A: Direct Coal Creek Connection,” with the addition of a trail along the south, west, and north sides of the southwest parcel (Figure 6, trail identified in dashed yellow). This trail option also creates a loop trail with an approximate distance of 1 ½ miles, which may improve the experiences of users interested in utilizing trail loops. During surveying, public outreach, and public comment periods, local community members highlighted the desirability of loops for recreational purposes. This option also presents minimal impacts for existing agricultural operations, providing increased user experience without increased cost to agricultural operations or to the wildlife habitat areas near Coal Creek.

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**Figure 6:** The recommended trail addition runs along the south, west, and north sides of the southwest parcel, creating a loop for trail users.

The PROs and CONS associated with “Option A: Direct Coal Creek Connection” are also applicable to this option. Because of the many valuable assets this trail segment could provide, this trail option is recommended in tandem with the existing plan, present in the Louisville Transportation Master Plan, to incorporate bike lanes along Courtesy Road Hwy 42 and Empire Road. If the trail segment were developed separately, it could become redundant or create conflict for future bike lane development. However, if a walking trail, such as the option shown

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here, is incorporated into these future plans, it could increase connectivity and access for a larger number of residents. There are additional PROs and CONs regarding the trail that must be considered.

PRO	CON
Creates loop trail, which is desired by many local community members	Increased cost of construction and maintenance because of trail length
Encourages connection to downtown Louisville	May require additional benches and shade structures to improve user experience
Would have less of an impact on agricultural operations than Option B	Could require modification to existing irrigation ditches, which would increase costs Close proximity to Courtesy Road may reduce user experience or create safety concerns

### 2.1.6 ADDITIONAL TRAIL CONSIDERATIONS

#### Mining Subsidence

The Colorado Geological Survey defines land subsidence as the sinking of the land over manmade or natural underground voids. In Boulder County, the type of subsidence of greatest concern is the settling of the ground over abandoned mine workings. As a result of the history of coal mining at the Mayhoffer Farm property and adjacent Harney-Lastoka property, any development could be at risk for subsidence. Boulder County’s Hazard Mitigation Plan identifies subsidence as a hazard risk significantly present throughout the county, likely to occur, but limited in severity. Although development is permitted in areas where subsidence may occur, it is recommended that such development be limited in nature.

#### Lighting

To reduce impacts to wildlife, preserve the rural character of the Mayhoffer Farm Open Space, and reduce light pollution affecting night-sky viewing, it is recommended that no additional lighting be added along the trail.

#### Fencing

Fencing is a management tool that can help delineate boundaries and reduce conflicts between trail users and agricultural operations but requires an investment to construct and maintain. Wildlife-friendly fencing will be required along most, if not all, of the recommended trail alignments. In addition to separating trails from existing agricultural operations, fencing could be used to limit cattle access to the riparian habitat along Coal Creek. Plans for fencing along future trails should be developed collaboratively with the agricultural lessee and agricultural staff to ensure the investment benefits trail users, native wildlife, and the agricultural management direction. Collaborative plans for fencing should be incorporated into the Agricultural Operating Plan and future Restoration Plan for the riparian area. Cost-sharing for



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fencing will be shared proportionately among the partners as outlined this management plan (see Section 1.5.1).

### Amenities

Benches should be placed along the trail to enhance user experience. Ideally, these benches would be located near points of interest or interpretive signage to provide users with an opportunity to rest, enjoy the scenery, or learn more about the property. In addition to benches, it is recommended that a three-season shelter with two to three picnic tables be constructed. During stakeholder engagement conducted with members of the Latinx community, a high value was placed on shaded picnic areas where families and friends can gather to socialize (see Section 1.6.3). This shelter could also serve as a destination for community groups—school field trips or bird watchers—to gather and engage in more active forms of interpretation. The recommended location for this shelter is identified in Figure 7 by a gold star.



**Figure 7:** Recommended location for a shelter with two to three picnic tables noted by the orange star. It is adjacent to the Coal Creek Regional Trail, which is well-traveled, as well as a recommended segment of the future trail.

### Trail Use Regulations and Non-Motorized Bicycle and Pedestrian Public Access

Boulder County, Lafayette, and Louisville agree that developed trails will be open to the public for bicycle, e-bike, and pedestrian use. Equestrian use will not be allowed. Dogs will be allowed on leash, and owners are responsible for picking up and disposing of animal waste properly. Regional trail connectors are open to commuters 24 hours a day. Trailheads close at sunset, and parking is not allowed between sunset and sunrise. Periodic trail closure will be necessary for agricultural activities, including pesticide use or the transportation of agricultural products and equipment. The County shall have authority to enforce the Rules and Regulations for Parks & Open Space Areas in areas of the corridor where the trail is in unincorporated Boulder County. Louisville and Lafayette shall have authority to provide regulatory enforcement pursuant to the ordinances of those cities. Additional rules and regulations regarding open space can be found at [Boulder County Parks and Open Space Regulations](#).

### Emergency Services & Fire Protection

Emergency response is provided by overlapping agencies, organizations, and fire protection districts. These activities are initially coordinated through a call to the Boulder County Sheriff's Dispatch Division. From here, depending on the nature of the emergency, appropriate response agencies are called. Boulder County Fire Management (BCFM) is responsible for the suppression of forest and prairie fires on all unincorporated public lands within the 740 square miles of Boulder County. BCFM will coordinate with partners in Lafayette and Louisville to respond to fires.

#### 2.1.7 VISITOR SERVICES MANAGEMENT DIRECTION

The Mayhoffer Farm Open Space's location provides Boulder County, Lafayette, and Louisville with the opportunity to increase trail connectivity and develop trails that recognize—and serve—the needs of the municipalities' diverse residents. Primary objectives for visitor services at the Mayhoffer Farm Open Space include:

1. Developing a trail that increases ADA- accessible trail connectivity to nearby trails and accounts for the needs and preferences of diverse stakeholders;
2. Utilizing collaborative design and management to reduce conflict among trail development, agricultural operations, adjacent property owners and wildlife conservation;
3. Identifying locations along developed trails for educational, interpretive, and regulatory signage;
4. Continuing to engage with the residents to identify the broad community needs as well as specific amenities required by historically underserved and marginalized communities;
5. Assessing the feasibility of constructing a three-season shelter with a picnic area that can be used by residents or for interpretive and educational event.

## 2.2 CULTURAL RESOURCES

Although Boulder County was founded in 1861, humans have inhabited this area for nearly 12,000 years—a period that spans from the end of the most recent ice age to the Boulder County that exists today. Despite evidence of continued habitation, most of the reliably dated archaeological sites in the area represent the past 5,000 years. Below is a general description of the area's history and the history of the Mayhoffer Farm and family.

### 2.2.1 HISTORICAL CONTEXT

There are four stages defining human inhabitation of this area, and these stages are determined by a variety of factors that include lifestyle, ecological changes, tools and weapons, and economic systems. According to the Office of Archaeology and Historic Preservation (2008), these stages include:

- The Paleo-Indian period (12,000 to 7,500 years ago), which includes the first people to inhabit the Americas near the end of the last ice age. These people primarily hunted mammoths and other large mammals, like ancient forms of bison;
- The Archaic period (9,000 to 2,500 years ago) consisted of environmental conditions similar to what exists today. Larger mammals began to go extinct as ecological conditions changed, leading to the exploitation of smaller mammals and greater gathering and use of wild plants;
- The Formative period (2,000 to 400 years ago) is marked by the introduction of pottery, as well as the use of the bow and arrow;
- The Protohistoric/Contact period (400-200 years ago) consists of the period of time before indigenous peoples were contacted by Europeans exploring the continent. The Boulder area was previously inhabited by the Ute, Arapaho, and Cheyenne peoples.

The historic inhabitants of this area have primarily been nomadic hunter-gatherers. For instance, the Arapaho and Cheyenne were skilled horsemen, often hunting buffalo, elk, deer, antelope, and bighorn throughout the plains and foothills (Gille, 1999). When Europeans began exploring and settling in the area, many Native American groups were forced to significantly alter their lifestyles to cope with increased pressure from settlers.

Spain and France, the original European claimants of the land encompassing present-day Colorado, held claim to much of the territory throughout the 16th, 17th, and 18th Centuries. Eventually, the land came under the ownership of the United States, with the signing of the Adams-Onis Treaty—also known as the Transcontinental Treaty—in 1819. This treaty resolved disputes dating back to the Louisiana Purchase in 1803 and confirmed the United States' ownership of the territory that would become Colorado (Lynch, 2013). From the beginning of the 19th Century, fur traders and trappers frequented the area, with numerous forts constructed to promote the fur trade (Hafen, 1925).

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In 1859, gold was discovered in the Boulder Valley. Until this point, relationships among white migrants, the Arapaho, and the Cheyenne were reportedly cordial, with guarantees from the Treaty of Fort Laramie (1851) offering some protections for all (Colorado Encyclopedia, 2015). For instance, under this treaty the lands surrounding Denver were entrusted to the Arapaho and Cheyenne. Unfortunately, the discovery of gold, the rush of new prospectors, and the beginnings of permanent settlement throughout the burgeoning City of Boulder displaced many of the tribes and led to violence and conflict.

Coal Mining: As the news of the gold discovery spread, mining camps and supporting industries began to appear throughout Boulder Valley. Shortly after gold was discovered, coal mining in Boulder began. In “History of Boulder County,” Bixby (1880) notes:

“One of the greatest of Boulder County’s elements of wealth are the coal measures—coal that is of the best lignites, highly carbonized, and that makes cheap and excellent fuel for all domestic purposes...”

In 1877, the Louisville coalfield was opened. Louis Nawatny, for whom Louisville is named, leased the exclusive rights to mine David Kerr’s land—the properties now known as Harney-Lastoka and Mayhoffer Farm—for 15 years. For his mineral rights, David Kerr received a royalty of five cents per ton of coal withdrawn from his land (Lindquist, 2010). Almost immediately after Nawatny leased these rights, the lease was transferred to Charles C. Welch, who owned and mined much of the surrounding land. In 1898, the Rex No. 1 Coal Mine (located on Harney-Lastoka) and the Rex No. 2 Coal Mine (found on the Mayhoffer Farm property) were opened. The Rex No. 2 Coal Mine operated from 1898 to 1915 and produced nearly 400,000 tons of coal over the course of its operations.

Agriculture: Farm and ranching operations, like those maintained by David Kerr and his family during the 1860s, began to appear throughout Boulder County to support the growing industry and population. Agricultural operations have been conducted on the Mayhoffer Farm since the mid-19<sup>th</sup> Century. The history of agriculture is discussed in greater detail in Section 2.5.1.

### 2.2.2 HISTORY OF THE MAYHOFFER FARM AND FAMILY

The Mayhoffer Farm was homesteaded by David and Anne Kerr in 1865 and remained in the Kerr/Mayhoffer family until 2017. Born in Madison County, Ky., on December 28, 1833, David Kerr married Mary Ann Clark in Kansas City on January 6, 1859. Two years later, in the spring of 1861, the young couple and their infant son traveled to the Colorado gold fields. The Kerrs engaged in the mining and freighting business before acquiring a herd of milk cows in the summer of 1862. Two years later they filed a homestead claim, leveraging the Homestead Act, on 160 acres in this location. By 1870, the Kerrs had “proved up” on their homestead claim—meaning they had met the requirements of the Homestead Act, which included living on and improving the land (Potter & Schamel, 1997). Some of the improvements made by the Kerrs included the homestead house, a chicken house, and a larger house that would become a boarding house for miners.

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The Kerrs maintained herds of both beef and dairy cattle, and also grew crops like barley, wheat, and alfalfa—some of which are still grown on the land today. During the 1860s and 1870s, the Kerrs became the parents of eight children here, five of whom there is data for: James T., Leanna, William, Edith, and David (Stewart, 1948). Although they started out as a ranching and farming operation, the Kerrs were affected by the discovery of coal beneath their land in the 1870s. Lands to the north of the Kerr farm were patented—or owned—by the Union Pacific Railroad Company in the early 1870s. These and other lands soon came under the control of W.A.H. Loveland and Charles Clark Welch. Welch was the Vice President of the Colorado Central Railroad, a subsidiary of Union Pacific. Welch obtained the mineral rights to the Kerr land; and in 1877, he and Louis Nawatny discovered the area's first coal seam located under Kerr's wheat fields. With this discovery, they established the Welch Mining Company, and in 1878 Nawatny platted the town of Louisville.

Within two years the town boasted some 500 residents, the result of the area's coal boom, which was to sustain the towns of Louisville and Lafayette for the next 70 years. Two coal mines were established at the adjacent Harney-Lastoka property and the Mayhoffer Farm property, respectively the Rex No. 1 and Rex No. 2 Coal Mines. In the early years, the Kerrs boarded coal miners in their large two-story house, but they traditionally remained farmers and ranchers. In 1887, Leanna Kerr married John Henry Mayerhoffer (whose name later changed to Mayhoffer during World War I) in Louisville. John Henry and Leanna became the second generation to farm and raise a family here. They raised six children, including Alberta, Francis, Winifred, John David, William, and Marie.

Known as "Dave," John David Mayerhoffer was born in 1895. In 1920, he married Isabella Duggan and they subsequently became the parents of three boys: David (b. 1923), John (b. 1925), and Robert (b. UNK), who died at age twenty-one. During these years, the family pastured their cattle at Eldora during the summer, running cattle drives through Boulder each spring and fall. Isabella, who taught English, History, and Algebra at the local high school before marrying John, was eventually elected Superintendent of Schools in Boulder County in the early 1930s (Mayhoffer, 1972).

Born in 1925, John Mayhoffer also took up farming this land, as had his father (John David Mayhoffer), his grandfather (John Henry Mayhoffer), and his maternal great-grandfather (David Kerr) before him. His first wife Kathleen gave birth to three children in the 1950s: Leannah, born November 1953; David, born December 1954; and Robert, born March 1956). Kathleen Mayhoffer died in 1960, and in 1962 John married his second wife Jeane.

### 2.2.3 CULTURAL RESOURCES MANAGEMENT DIRECTION

Although a cultural resources survey has not been conducted on the Mayhoffer Farm Open Space, it is significant in its role in the development of coal mining and agriculture in Boulder County, Lafayette, and Louisville. In 1990, the entire Mayhoffer Farm Open Space—which was under private ownership—was awarded the status of a Centennial Farm. To qualify for this designation, the property must have been owned by the same family for more than 100 years and be a working farm or ranch with a minimum of 160 acres. Also located on the property is

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the Rex No. 2 Coal Mine, which operated from 1898 to 1915. Most of the historic buildings located on the Mayhoffer Farm property are currently privately owned and unavailable for public use, but there are still valuable interpretive opportunities at the open space property. Cultural resource management will focus on:

1. Completing a cultural resources survey of the property to properly inventory cultural resources;
2. Developing an interpretive strategy that highlights the property's agricultural significance, as well as its significance to coal mining in the area;
3. Seeking opportunities to incorporate interpretive programming that is culturally relevant to diverse communities in Boulder County, Lafayette, and Louisville.

### 2.3 WILDLIFE RESOURCES

#### 2.3.1 HISTORIC ECOLOGY

The historic ecology of the area is likely to be identical to that of the Harney-Lastoka Property. Prior to the advent of Europeans in North America, grassland covered more than 500 million acres of the Great Plains. An estimated 60 million bison foraged to the east of the Rocky Mountains and across the plains, as well as Pronghorn antelope, foxes, coyotes, and numerous small mammals and reptiles (Costello, 1969). Grizzly bears, mountain lions, and gray wolves also frequented the plains for hunting prey before the land was developed and fragmented by settlers, fences, and livestock.

Prairie dog colonies were abundant throughout the plains, competing for vegetation with bison, rabbits, ground squirrels, and mice. Pre-settlement Boulder County had tens of thousands of acres covered with prairie dog colonies. Reptiles, raptors, such as ferruginous hawks, rough-legged hawks, Swainson's hawks, and burrowing owls, and mammals such as weasels, black-footed ferrets, coyotes, and badgers preyed upon the prairie dogs and other animals.

As settlers arrived, they began to cultivate portions of the prairie for crops and pastures for cows. They hunted animals for food, predators to protect their livestock, and some native animals for sport. Fences and barriers such as railroads kept wildlife away from their natural wanderings-- naturally having an impact on the population of certain species in the area.

Avian species were also affected by settlement on the prairies. Raptors were hunted because of their threats to livestock, while seven species of breeding birds had become locally extinct. Almost all species, aside from those adapted to a more urban environment, have been negatively affected. The introduction of house pets also significantly affected avian populations and some native species.

#### 2.3.2 RESOURCE INVENTORIES & CURRENT CONDITIONS

The Mayhoffer Farm Open Space is home to some wildlife habitat. Small mammals have adapted to habitat created on agricultural lands; however, mowing, plowing, and development

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have limited populations and, therefore, limited the prey base for predators. The riparian corridor that exists along Coal Creek, as well as the trees that exist on the conservation easements, provide habitat for common avian species. The riparian area also provides a stop-over site for migratory birds. Riparian areas serve as the interface between land and a river or a stream and often supply food, shelter, and water to nearby species. Areas along Coal Creek where the riparian forest is at its widest (primarily on Olson and Colorado Technical Center (CTC) open spaces just upstream from the Mayhoffer Farm Open Space) attract a good amount of passage migrants in May, including Western Tanagers and Bullock's Orioles. Riparian forest restoration could potentially attract some of the "lost" species back to the area, such as the Yellow-billed Cuckoo, which has not been seen along the creek since 2001.

To see a list of potential wildlife on Mayhoffer Farm, refer to Appendix 8. This list is not exhaustive, but provides a comprehensive list based on both current and historical wildlife records from the CTC, Dutch Creek, and Olson Open Spaces, as well as the Coal Creek Corridor, which has riparian zones on the property. There is limited existing knowledge surrounding the creek biota; however, sampling conducted in 2021 by Regis University identified seven species of fish, including Central Stoneroller, Creek Chub, Fathead Minnow, Green Sunfish, Johnny Darter, Longnose Dace, and White Sucker. The presence of the Stoneroller is particularly notable as, according to an aquatic wildlife expert with CPW, this species has been extirpated from many other streams in Boulder and Jefferson Counties. Species such as mink and bobcats are not listed in Appendix 8; however, they have been spotted in areas adjacent to the property.

### 2.3.3 WILDLIFE RESOURCES MANAGEMENT DIRECTION

Many small animals have adapted to habitat created on agricultural lands; however, mowing, the presence of nearby roads, dogs brought to the trail, and development of new trails may limit populations and the prey base for predators on the property. Areas within the conservation easements contain buildings and trees that provide sufficient protection for common avian species, such as owls. Raptor nests, used intermittently, are also located on the conservation easements adjacent to the Mayhoffer Farm Open Space. Wildlife resource management on the Mayhoffer Farm Open Space will incorporate:

1. Developing a Restoration Plan for the riparian corridor that works in tandem with the Agricultural Operating Plan;
2. Restoring native prairie grass and wildflowers within the protected trail corridor (50 ft. wide) to increase pollinator, bird, and small mammal habitat at the Mayhoffer Farm;
3. Maintaining and enhancing habitat for urban wildlife and avian species by conserving and restoring trees, riparian areas along Coal Creek, stream water quality, and wetland habitat located on the northeast parcel of the property;
4. Working in accordance with the BCPOS Prairie Dog Habitat Element of the Grasslands and Shrubland Management Policy to remove prairie dog colonies on the property, particularly in agricultural fields because of their incompatibility with agricultural management and operations.

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With the exception of the adjacent Harney-Lastoka, Adler-Fingru, and Aquarius Open Space properties, the Mayhoffer Farm Open Space is isolated by both residential and commercial development. The advantage of having all three of the properties adjacent to one another is that it provides opportunities for improved support of diverse wildlife. This extended open space corridor is valuable, not only for improved user experience and trail connectivity, but also as a wildlife corridor that provides habitat connectivity within the area.

Maintaining and enhancing the natural areas on the property cannot only benefit the goals outlined for vegetative resource management below, but can also provide habitat to small mammals, as well as avian species, without compromising agricultural uses on the property.

### 2.4 VEGETATIVE RESOURCES

#### 2.4.1 HISTORIC ECOLOGY

The pre-settlement vegetative landscape is dramatically different from that of today. After approximately 165 years of farming, mining, settlement and development, only a small fraction of native plant cover within the county remains.

Prior to pioneer settlements, the grassland ecosystem of the high shortgrass prairies extended from the base of the Rocky Mountains uninterrupted, transitioning from mixed grass to tall grass prairies the farther east one traveled. This trend excludes the cottonwoods and willows that would line permanent streams, as well as the occasional shrub on sandy or alkaline soils. For most of the year, the native plains were golden brown. With spring and early summer rains, the prairie would become a vibrant green. In today's conditions, these color changes still occur; however, spring is more often signaled by the growth of the crops that now occupy the prairies. Nearly 50% of the historic shortgrass prairie has been converted to agriculture or other uses in Colorado alone.

#### 2.4.2 RESOURCE INVENTORIES AND CURRENT CONDITIONS

Cultivation on this property has eliminated most native plant communities. Currently, the land is leased for growing grass and alfalfa for hay and livestock operations. To see a list of potential plant species residing on the Mayhoffer Farm Open Space, refer to Appendix 9. This list includes both native and noxious species and could inform future management of invasive species. Appendix 9 also includes a number listed for each species that indicates its coefficient of conservatism.

Areas such as the intact shortgrass prairie on the Aquarius trailhead hillside, as well as the Coal Creek riparian habitat, have been identified as areas of highest ecological value. The creek itself is only 10-20 ft. across and rarely has high water levels; however, the vegetation that exists along it ranges from 164 to 410 ft. across and includes low shrubs on terraces above the creek that provide shade to both wildlife and other plant species.



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### 2.4.3 PLANT COMMUNITIES

During the pre-settlement era, the high plains were dominated by grasslands. Herbs and grasses, with stands of cottonwoods and willow trees along streams and river floodplains, characterized the high plains (Marr, 1964). Blue grama and buffalo grass were the dominant species at the time. Many other grasses such as western wheatgrass, June grass, side-oats grama, three awns, needlegrasses, and dryland sedges, covered millions of acres on the Great Plains (Costello, 1969)

Today, the dominant non-agricultural plant communities on the Mayhoffer Farm Open Space include shrublands, riparian areas, and a small, intermittent wetland. The wetland is primarily of human origin because of the sinking of land over the Rex No. 2 Coal Mine that used to exist in the area. Alfalfa serves as the primary crop grown in the cultivated fields.

The foothills riparian vegetation area along Coal Creek includes an overstory of mature and regenerating cottonwood trees with tall shrubs spread below. Both plains cottonwood (*Populus deltoides*) and narrowleaf cottonwood (*Populus angustifolia*) typically contribute to the cottonwood overstory. The surrounding dry grasslands are now strongly dominated by non-native species.

### 2.4.4 WEED MANAGEMENT

Infestations of field bindweed, Canada thistle, and quack grass are present at the property. Scotch thistle, musk thistle, kochia, mullein, downy brome, and diffuse knapweed are also potentially present on the property. Weeds will be managed in accordance with the *Boulder County Noxious Weed Management Plan*.

The agricultural lease and operations plan provide for the tenant to manage weeds on cropland, along farm roads, around livestock-handling facilities, and in equipment storage areas. Boulder County Weeds staff may be able to assist in providing management strategies and herbicide recommendations for weed control. Boulder County, Lafayette, and Louisville will manage weeds on other areas of the open space property in accordance with the Mayhoffer Farm IGA. It is important to note that there could be exceptions to the responsibilities for weed management. For areas with overlap, staff and the tenant will coordinate responsibility and outline who will perform given activities.

### 2.4.5 VEGETATIVE RESOURCES MANAGEMENT DIRECTION

Although almost all historic natural areas on the property have been eliminated, adapted vegetation and native species have persisted and created new communities compatible with agriculture. Both the agriculture and natural vegetation provide an open space buffer between two growing cities—Lafayette and Louisville—making them equally important in maintaining

## Mayhoffer Farm Management Plan

the integrity of the property. Vegetative management should reflect historic and present agricultural use of the property while enhancing the adapted vegetative communities. This management will focus on:

1. Enhancing the shrubland, riparian areas, and wetland for more native vegetation to enhance the ecological value of the land;
2. Discouraging the introduction of undesirable or weedy plants and working to eradicate existing infestations;
3. Ensuring the agricultural tenant conducts weed management activities on agricultural lands as outlined in the agricultural lease or Agricultural Operating Plan;
4. Developing a restoration plan for the existing riparian area along Coal Creek in conjunction with the Agricultural Operating Plan;
5. Managing certain weed species through mechanical, chemical, or agricultural means to prevent seed dispersal during spring and summer throughout the growing season.
6. Prohibiting horses on trails to reduce the spread of weedy species;
7. Identifying areas of the property that could be viable for the restoration of native grasslands, especially within the trail corridor.

### 2.5 AGRICULTURAL RESOURCES

#### 2.5.1 HISTORIC AGRICULTURE

Boulder County, Lafayette, and Louisville have a rich agricultural heritage. Settlement of the area around the Mayhoffer Farm Open Space was supported by liberal land disposal laws like the Homestead Act of 1861, which provided settlers with 160 acres of land after they met certain requirements. Agricultural operations have occurred at the Mayhoffer Farm Open Space since the 1860s, when the Kerrs maintained herds of beef and dairy cattle. They also grew crops like barley, wheat, and alfalfa—some of which are still grown today by the agriculture lessee. Arable lands supported productive wheat farming and the grazing of cattle throughout the Boulder Valley (Vickers et. al. 1880). These early agricultural operations played a critical role in providing food and supplies for mining camps. As Boulder County, Lafayette, and Louisville urbanized over the past 150 years, a number of historical agricultural properties have been lost to development. The acquisition and designation of the Mayhoffer Farm as open space not only preserves the rural buffer between Lafayette and Louisville, but the lands associated with the foundational history of farming operations that have shaped our communities for more than 100 years.

#### 2.5.2 CURRENT CONDITIONS

For the past four years, since the Mayhoffer Farm was acquired as open space property, the land has been managed exclusively for agriculture. The 165-acre property acts primarily as an extension of the Harney-Lastoka property to the north. Both properties are managed by the same lessee, which has increased the economy of scale to improve economic viability of the agricultural operations. The current lease is managed by BCPOS and the Agricultural Resources Division (See *section 1.4.2.* for more on Leases, Easements, and Encumbrances).

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Boulder County values its agricultural lessees as partners in conservation—they actively steward the land, preserve agricultural heritage, and help conserve open space properties. They play a fundamental role in helping Boulder County manage its 25,000 acres of agricultural land. The Mayhoffer Farm is no exception; the management and stewardship provided by the lessee and their agricultural operations are essential for maintaining this open space property. Since acquisition in 2017, all 165 acres of this property have been kept as crop fields and pasture. Fields are cultivated for grass and alfalfa hay, and pasture for cattle. Cattle graze in pastures during the summer growing season and are then rotated through the cultivated fields in the fall and winter after grass and alfalfa have been harvested. This rotation ensures all remaining forage is utilized and fertilizes these fields in preparation for the next season. The balance of cultivation and grazing is aimed at preserving and improving soil health, which has a multitude of benefits for carbon sequestration, air and water quality, and is vital for ensuring the possibility for continued agriculture into the future.

The agricultural operation at the Mayhoffer Farm is dictated by available water and existing water rights. The balance of forage and grazing is best suited to the water availability and irrigation systems in place. Crop fields currently depend on irrigation ditches and sheet flow, while the cattle depend on water access to Coal Creek and seepage from the capped Rex #2 Coal Mine. The lessee and Boulder County are planning to alter current irrigation from ditch/sheet flow to a sprinkler or center pivot system to increase irrigation efficacy, best utilizing the limited water availability in this area.

Boulder County is currently responsible for the costs associated with the management of agricultural leases on the property. They also receive all profits associated with existing leases. This agreement is outlined and conducted in accordance with the Mayhoffer Farm IGA (Appendix 2).

### 2.5.3 AGRICULTURAL RESOURCES MANAGEMENT DIRECTION

Acquisition of the Mayhoffer Farm Open Space prioritized preservation of this historic agricultural property to preserve the rural heritage of the community. The agricultural operations that continue today honor the legacy of the Mayhoffer family and provide immense community value, encouraging understanding and appreciation for historic and current agricultural operations in this increasingly suburban area. Agricultural resources will continue to be managed in accordance with the Mayhoffer Farm IGA. The majority of land at the Mayhoffer Farm will continue to be used for agriculture, but the availability of irrigation water—or lack thereof—continues to present limitations for agricultural operations at the property. The nature of the direct flow of water rights out of South Boulder Creek defines the type of agriculture, the crops that can be grown, and the long-term viability of the farming operation that can occur. Water for irrigation is generally available from early May until the first week of July.

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Considering the integral role of agricultural operations at this property and constant operational adaptations to the economy, commodity prices, regulations, etc., it is recommended that the Agricultural Operating Plan be updated on a regular basis (every one to three years). Maintaining a current version of this document is essential for assessment, planning, collaboration and clear communication of needs. Of note, the current Operating Plan acknowledges the desire to integrate Riparian Corridor restoration into pasture management around Coal Creek. Development of a Restoration Plan is recommended in tandem with an updated Agricultural Operating Plan to ensure collaborative restoration and pasture management efforts.

In addition to an updated Operating Plan, primary objectives for agriculture at the Mayhoffer Farm include:

1. Maintaining economically and environmentally sustainable agricultural operations on the property to preserve local agriculture as a community asset and support the long-standing relationship between local farmers and Boulder County;
2. Increasing interpretive signage in conjunction with recreation access so the community can learn more about past and present agriculture on this property and be respectful and safe around agricultural operations;
3. Constructing fencing to ensure agricultural activities can coexist with future recreation and wildlife habitat conservation goals;
4. Sharing all future planning documents such as the Operating Plan with all three agency partners, detailing aspects of current and future agricultural operations to ensure clear communication.

### 2.6 EDUCATION AND INTERPRETATION

There are many exciting educational and interpretive topics associated with the Mayhoffer Farm Open Space. For thousands of years, this area has been inhabited by humans who have relied on the land and its resources to sustain their way of life. That theme—human interaction and connectedness with the land—is intertwined with the property’s storied history and should be explored. Additionally, the property’s location between the communities of Lafayette and Louisville, its proximity to five public schools, and its aesthetically pleasing views should be leveraged to engage the community in more active forms of education and interpretation. Boulder County, Lafayette, and Louisville should also continue engaging with traditionally marginalized and underrepresented communities to create programming that is culturally relevant and historically accurate. The following are subtopics that could be further explored as part of educational and interpretive programming at the property:

- History of Boulder County, Lafayette, and Louisville;
- Human history and interaction with the land (i.e., traditional use by indigenous peoples, history of the Mayhoffer family);
- Sustainable agriculture operations that promote healthy landscapes and aid in carbon capture;

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- Agricultural operations on the property, past and present;
- Coal mining, particularly the Rex. No. 2 Coal Mine

Many of these topics are addressed in the ArcGIS story map—an interactive web map with information and graphics—created to accompany this land management plan. This tool provides the public with a more interactive way of learning about the property and its history. It can also be updated over time to highlight topics of interest. By scanning a QR code—a barcode scanned with a cell phone camera that allows users to quickly access a website—visitors to the property can learn more about the topics that interest them. Additionally, including existing historical materials (i.e., Isabella Mayhoffer’s oral history interview) could heighten the visitor experience by bringing history to life.

### 2.6.1 EDUCATION AND INTERPRETATION MANAGEMENT DIRECTION

Positive interactions with the residents of Boulder County, Lafayette, and Louisville and visitors to open space properties make a difference as each agency works to protect and conserve the open spaces that enhance the quality of life in these communities. Education and outreach will include efforts to educate trail users about important issues like agriculture, while offering opportunities to explore the history of the Mayhoffer Farm Open Space. Education and outreach will focus on:

1. Creating educational and interpretive programming for the property that highlights the history of human interconnectedness with the land, including indigenous peoples’ history, agricultural operations, and coal mining;
2. Placing signage at the property to interpret wildlife, plants, or unique features like the Rex. No. 2 Coal Mine;
3. Engaging local residents through interpretive hikes, farm events, and environmental education programming.

### 2.7 ADAPTIVE MANAGEMENT

This plan has aimed to identify and describe opportunities to increase community access to the Mayhoffer Farm Open Space Property. It is particularly important to develop trails on the property and create programming that allows for equitable community access and engagement while highlighting the property’s extensive history. Careful planning and design are essential for ensuring existing agriculture and native wildlife will not be disproportionately impacted by increased community access. Continued collaborative decision-making and management will be fundamental for carrying this plan forward. With that being said, open space is complex. There are constant changes that take place relating to agriculture, the land, climate, vegetation, and wildlife movement that impact management direction.

The purpose of this land management plan is to offer a glimpse into existing conditions and provide goals for management action over the next decade. However, because management plans are unable to predict all future changes or provide management strategies for shifting

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conditions, adaptive management will also be necessary to provide a way to manage through change. Adaptive management is a structured approach to decision making that emphasizes accountability and explicitness in decision making. It promotes flexibility and can be adjusted in the face of uncertainties as outcomes from management actions and other events become better understood. As conditions within the Mayhoffer Farm Open Space change, management strategies and practices must adapt. The goals of this management plan are sufficiently broad to respect current conditions while also remaining open to future change.

FINAL DRAFT

Goals	Objectives	Management Strategies	Timing	Priority
<b>AGRICULTURAL RESOURCES</b>				
<b>Collaboratively manage to ensure operations coexist with future recreation and habitat conservation</b>	Preserve economically and environmentally sustainable agricultural operations; promote safety of trail users and livestock along trail corridor; integrate wildlife habitat restoration efforts into ag. management.	Update Operating Plan in conjunction with trail planning and Restoration Plan for riparian area along Coal Creek	1 to 3 years	High
	Engage community to increase understanding of agriculture on the Mayhoffer Farm Open Space	Create bilingual, interpretive signage along the trail and a QR code linking to an ArcGIS story map	1 year after trail completion	Medium
		Utilize existing audio resources to provide more information about historical farming on the property		
<b>Interpret past and present agriculture</b>	Promote safety and respect for current agricultural operations	Create clear signage regarding safety hazards (e.g., insecticide application, equipment operation) and how to responsibly recreate near agricultural operations	1 year after trail completion	High
<b>VISITOR SERVICES</b>				
<b>Develop trails that provide equitable access for the local community</b>	Increase local and regional access to the Mayhoffer Farm Open Space	Approve the recommended trail route that provides an ADA-accessible connection to the Coal Creek Trail	1 to 3 years	High
		Work with traditionally marginalized or underrepresented communities to develop amenities (e.g., benches, a three-season shelter, picnic tables) that would enhance user experience	1 to 3 years after trail completion	Medium
	Ensure that passive recreation coexists alongside agricultural operations	Maintain consistent communication with the agricultural tenant	Continuous	High

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		Utilize fences or privacy hedges to create a buffer between trails and ag. operations		
<b>CULTURAL RESOURCES</b>				
<b>Protect cultural resources present at the property</b>	Inventory cultural resources present at the property	Protect and assess interpretation value and opportunities	3-5 years	Medium
<b>WILDLIFE RESOURCES</b>				
<b>Maintain and enhance natural areas for wildlife and avian species</b>	Conserve trees, riparian areas, stream water quality, and wetland habitat	Utilize C of C to understand plant species that require more attention and monitor migratory birds' nests  Work in conjunction with the Operating Plan for Agriculture to create a robust Restoration Plan for the riparian area along Coal Creek	1-3 years	High
	Control prairie dogs on the property	Collaborate with lessee to remove prairie dogs in accordance with the Agricultural Operation Plan and Mayhoffer Farm IGA	1 to 3 years	High
<b>VEGETATIVE RESOURCES</b>				
<b>Maintain the integrity of the land</b>	Discourage the introduction of undesirable plants and enhance the ecological value of the land	Prevent seed dispersal during summer and fall by managing weeds on the property and adjacent lands  Utilize coefficient of conservatism to determine rarity of species as well as weedy or prevalent species to direct future weed management  Discourage the introduction of seeds by prohibiting equestrian use of the trail	Continuous	Medium
	Enhance shrubland, riparian areas, and wetland for more native vegetation.	Conduct restoration of native plant communities and use C of C to identify plant populations of conservation priority.	1-3 years	High



## Mayhoffer Farm Management Plan

		Utilize Restoration Plan that will be drafted to assist with efforts along the Coal Creek riparian area, as well as native prairie grass restoration within the trail corridor.		
<b>EDUCATION AND INTERPRETATION</b>				
<b>Provide meaningful and salient educational opportunities at the Mayhoffer Farm Open Space</b>	Enhance community understanding and interaction with unique histories at the Mayhoffer Farm Open Space Property	Create interpretive programming focused on human connectedness with nature and highlights elements of the property's historical significance	1 to 3 years after trail completion	Medium

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### 3 APPENDICES

#### Appendix 1: Works Cited

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**Appendix 2: Mayhoffer Farm Intergovernmental Agreement**

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**INTERGOVERNMENTAL AGREEMENT CONCERNING  
THE PURCHASE OF THE MAYHOFFER FARM OPEN SPACE PROPERTY**

THIS AGREEMENT ("Agreement") is made and entered into this 30<sup>th</sup> day of August, 2017, by and between the **County of Boulder**, a body corporate and politic (the "County"), the **City of Lafayette**, a Colorado home rule municipal corporation ("Lafayette"); and the **City of Louisville**, a Colorado home rule municipal corporation ("Louisville"); (collectively the "Parties").

**RECITALS**

A. The County is negotiating to purchase approximately 165.3 acres of open space known as the "Mayhoffer 3 Property" or "Ag Parcel" (the "Property"). The Property is generally depicted on a map attached hereto as Exhibit A.

B. The purchase price also includes certain water rights appurtenant to the Property and the mineral rights appurtenant to the Property as well as the mineral rights appurtenant to three adjacent house lots that the seller will retain.

C. The Parties entered into an IGA regarding the Lafayette/Louisville Buffer on July 9, 1996, recorded on August 15, 1996 at Reception No. 01634694 of the Boulder County records ("Buffer IGA"). The Buffer IGA was amended by the First Amendment recorded at Reception No. 1707970, the Second Amendment recorded at Reception No. 1959082, and then replaced and superseded by the 2014 Extension recorded at Reception No. 03399250 ("2014 IGA"). The 2014 IGA provides that the Property is located in a designated Rural Preservation Area and may be acquired as open space by the Parties. This Agreement conforms to the terms of the 2014 IGA.

D. The anticipated purchase price is \$8,255,789 with a proposed closing date of August 18, 2017. Lafayette and Louisville will each contribute \$2,063,947 of the purchase price at closing for an undivided 25% interests in the Property, water rights and minerals. County will pay \$4,127,895 of the purchase price, and receive an undivided 50% interest in the Property, water rights and minerals

E. The Parties desire to exchange reciprocal conservation easements with each other over their respective undivided interests in the Property, assuring its use will remain as open space.

F. After closing, Louisville and Lafayette will designate the Property as open space. Once the designation is made, neither city can change the Property to non-open space uses without a vote of their respective citizens and the approval of Boulder County.

G. The County will also be obtaining conservation easements over two house lots as part of the transaction, the "Centennial House Lot" and the "Rental House Lot". County will

Mayhoffer Farm IGA

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## Mayhoffer Farm Management Plan

assign undivided 25% interests to Louisville and Lafayette in the conservation easements over the Lots at closing

H The Parties desire to set forth their agreement concerning allocation of transactional costs incurred in connection with the purchase of the Property, management of the Property, and additional terms and conditions

### AGREEMENT

NOW, THEREFORE, in consideration of the recitals, promises, covenants, and undertakings hereinbefore and hereinafter set forth, the Parties agree as follows

1 At closing, upon receipt of the deed for the Property and payment by the Parties of the purchase price, the County will transfer a 25% undivided interest in the Property each to Lafayette and to Louisville by special warranty deed

2 Upon payment by the Parties of the purchase price, the Parties will receive a bargain and sale deed at closing, transferring the water rights to the Parties in their respective interest amounts

3 Upon payment by the Parties of the purchase price, Louisville and Lafayette will each receive an undivided 25% interest in the Centennial House Lot conservation easement and the Rental House Lot conservation easement

4 The Parties agree to split the costs of the updated survey, phase 1 environmental audit of the Property, and all other pre-closing transactional costs and closing costs, to be paid at closing in their Property ownership percentages

5 The Parties shall convey to each other good and sufficient deeds of conservation easement in gross, properly executed and acknowledged, covering each entity's undivided interest in the Property ("Reciprocal CEs") The Reciprocal CEs shall be substantially in the form as set forth in Exhibit B and shall be conveyed at or promptly after the closing on the Property

6 The Parties agree that the County will manage the Property and all costs incurred with the management of the Property and all proceeds of any lease of the Property shall be County's, if and until the Parties agree otherwise in writing The Parties will cooperate in the development of management plans for the Property

7 The Parties agree that the County will pay the assessments associated with the Water Rights Louisville and Lafayette hereby appoint County to be its proxy at ditch company meetings

## Mayhoffer Farm Management Plan

8 The Parties agree to enter into a covenant not to disturb the surface of any portion of the Property for mineral development, to the extent of the Parties' ownership of the minerals

9 The Property will be designated as open space by Louisville and Lafayette. Each city will make this designation shortly after closing, and once done, neither city shall change the property to non-open space uses (i.e., those uses not permitted under the Reciprocal CEs or under Boulder County open space regulations) without a vote of their respective citizens and the approval of Boulder County.

10 The Parties agree to split the cost of the fencing required by Seller, proportionally according to their ownership interests. The County will arrange for the work to be completed.

11 The Parties agree to keep prairie dogs under control to the extent reasonably possible with the use of best management practices for prairie dogs.

12 The Parties shall not assign their respective rights and obligations hereunder unless the non-assigning parties first consent in writing, which consent shall not be unreasonably withheld.

13 All financial obligations of the Parties under this Agreement shall be from year to year only, subject to annual appropriation of the governing bodies of the Parties, and nothing herein is intended or shall be construed to create any multiple-fiscal year direct or indirect debt or fiscal obligation whatsoever.

14 The validity and effect of this Agreement shall be determined in accordance with the laws of the State of Colorado.


15 This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement. Facsimile and electronic signatures shall be acceptable to and binding upon all Parties.

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Mayhoffer Farm Management Plan

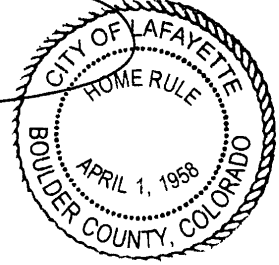
THIS AGREEMENT is made and entered into to be effective on the date as set forth above.

CITY OF LAFAYETTE

  
\_\_\_\_\_  
Mayor

ATTEST

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



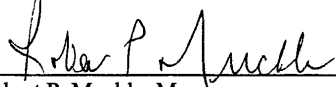
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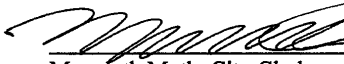
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Mayhoffer Farm Management Plan

CITY OF LOUISVILLE

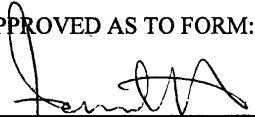
  
Robert P. Muckle, Mayor

ATTEST:

  
Meredyth Muth, City Clerk



APPROVED AS TO FORM:


  
Light Kelly, P.C., City Attorney

8/30/17  
Date



Mayhoffer Farm Management Plan

COUNTY OF BOULDER,  
a body corporate and politic

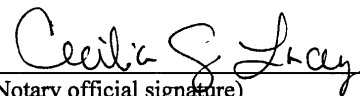
By:   
Deb Gardner, Chair

By: (excused)  
Cindy Domenico, Vice Chair

By:   
Elise Jones, Commissioner

State of Colorado  
County of Boulder

The foregoing instrument was acknowledged before me this 29 day of August, 2017  
by Deb Gardner, Chair, and Elise Jones, Commissioner, of the Board of County  
Commissioners of Boulder County, Colorado.

  
(Notary official signature)

06/11/2021  
(Commission expiration)

**CECILIA G. LACEY  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID# 20144023591  
MY COMMISSION EXPIRES 06/11/2021**

## **Appendix 3: Open Space Goals and Policies of Boulder County, Lafayette, and Louisville**

### **Boulder County Comprehensive Plan**

This advisory document aims to guide land-use planning and decisions in a coordinated, responsible manner, acknowledging that often the issues being addressed are complex and may be conflicting. The goals of particular relevance to the Mayhoffer Farm Property encompass Environmental Resources (B), Parks and Open Space (C), Transportation (G), Public Involvement (H), Government Relations (I), Cultural Resources (K), and Agricultural Resources (M).

- B.2 Boulder County sustains and protects native species, natural ecosystems and the biodiversity of the region by designating High Biodiversity Areas, Natural Areas, Natural Landmarks, Significant Natural Communities, Critical Wildlife Habitats, Species of Special Concern, Wetlands, Riparian Areas, and Rare Plant Areas. Other resources and designations may be identified in the future. These designated areas and species lists also provide a point of reference for continued monitoring of long-term ecological change.
- B.4 Boulder County recognizes that climate change is having significant impacts on our environmental resources. As the body of climate science knowledge grows and potential effects are better understood, Boulder County shall incorporate the best scientific information into planning and decision-making to adapt to and offset those impacts.
- B.7 Productive agricultural land is a limited resource of both environmental and economic value and should be conserved and preserved.
- C.1 Provision should be made for open space to protect and enhance the quality of life and enjoyment of the environment.
- C.3 Open Space shall be used as a means of preserving the rural character of the unincorporated county and as a means of protecting from development those areas which have significant environmental, scenic, or cultural value.
- E.1 Preservation and utilization of water for agricultural purposes within the county shall be encouraged.
- G.2 Minimize Environmental Impacts. Minimize the negative environmental impacts of the transportation system such as air pollution, greenhouse gas (GHG) emissions, noise pollution, water pollution, land and wildlife habitat fragmentation, land disturbance, and resource consumption.
- H.1 The county shall encourage public participation in the making of decisions by public and quasi-public bodies which significantly affect citizens.

## Mayhoffer Farm Management Plan

- I.1 The county should encourage and promote coordination and cooperation between Federal, State, and Local Government entities charged with making decisions which significantly affect land use in Boulder County.
- K.2 Whenever possible, the county shall further the goals of cultural resource preservation using education and incentives in lieu of stringent regulatory controls.
- M.1 Agricultural enterprises and activities are an important sector of the Boulder County economy and the county shall foster and promote a diverse and sustainable agricultural economy as an integral part of its activities to conserve and preserve agricultural lands in the county.

### Relevant Policies

#### Environmental Resource

- ER 1.07 Boulder County shall use its open space program as one means of achieving its goals for protecting environmental resources.

#### Geologic Hazards and Constraints

- GE 1.02 The county shall discourage intensive uses in [Moderate Hazard Areas](#).

#### Open Space

- OS 1.01 Boulder County supports conservation efforts that uphold one or more open space values or functions, consistent with adopted plans and agreements.
- OS 3.01 Boulder County prepares management plans and policies as appropriate for open space properties where the county has management authority and uses the plans and policies to manage its open space resources and assets.
- OS 3.04 Boulder County provides appropriate improvements that serve the open space values and functions of the property while maintaining the rural and natural character.
- OS 4.02 Boulder County shall promote awareness of the county's irreplaceable natural and cultural resources and the best practices for their protection, conservation, restoration, and enjoyment through communication methods designed to reach a broad spectrum of the public.
- OS 4.04 Boulder County shall seek and consider public input about open space acquisitions and management through a variety of informal and formal engagement tools.

## Mayhoffer Farm Management Plan

- OS 5.01 Boulder County shall invite input from a broad spectrum of stakeholders relevant to the policy and management issues under consideration.
- OS 5.02 Boulder County shall work closely with federal, state, and local authorities to promote and achieve mutual acquisition and management goals.
- OS 5.04 Boulder County Parks and Open Space shall respect nearby private property owners through communication and appropriate actions.

### **Transportation**

- TR 1.04 Implement a Countywide Regional Trails Plan to provide off-road travel and recreational opportunities for pedestrian, bicycle, equestrian, and other non-motorized uses, where each is warranted.
- TR 1.05 Provide transit, pedestrian, bicycle, trail, and motor vehicle connections in developments to link residential and employment areas, commercial centers, recreational and open space areas, and educational facilities.
- TR 2.04 Focus County services and resources on enabling seamless multimodal travel between urban areas within the County and region.
- TR 4.04 Create a transportation system that enables active and healthy lifestyles by providing safe and attractive opportunities to walk and bike as part of everyday living.

### **Cultural Resources**

- CR 1.02 Properties containing significant cultural resources acquired by Boulder County both in unincorporated and incorporated areas, will be documented, protected, preserved, and where appropriate, restored.

### **Agricultural Resources**

- AG 1.01 It is the policy of Boulder County to promote and support the preservation of agricultural lands and activities within the unincorporated areas of the county, and to make that position known to all citizens currently living in or intending to move into this area.
- AG 1.02 The county shall foster and encourage varied activities and strategies which encourage a diverse and sustainable agricultural economy and utilization of agricultural resources.
- AG 1.03 It is the policy of Boulder County to encourage the preservation and utilization of those lands identified in the Agricultural Element as Agricultural Lands of National, Statewide, or Local Importance and other agricultural lands for agricultural or rural

## Mayhoffer Farm Management Plan

uses. The Boulder County Comprehensive Plan Agricultural Element Map shall include such lands located outside of the boundaries of any municipality or the Niwot Community Service Area.

- AG 1.07 The county shall continue to actively participate in state, federal, and local programs directed toward the identification and preservation of agricultural land.
- AG 1.09 The county shall provide technical assistance to farmers and ranchers to help avoid conflicts over wetland and riparian management and the management of other sensitive or diminishing environmental resources as listed and periodically updated in the Environmental Resources Element. In doing so, the county shall seek the advice and expertise of other land, resource, and wildlife agencies and institutions to the extent the resources are available.
- AG 1.11 The county shall encourage that water rights historically used for agricultural production remain attached to irrigable lands and shall encourage the preservation of historic ditch systems.
- AG 1.12 The county shall continue to discourage the fragmentation of large parcels of agricultural land and to encourage the assemblage of smaller parcels into larger, more manageable and productive tracts
- AG 3.02 The county shall actively participate in state, federal, and local programs directed toward Integrated Pest Management programs for noxious weeds, and vertebrate and insect pests
- AG 3.03 The county shall use, and encourage all landowners to use, Best Management Practices, which may include chemical, fire, mechanical, biological, cultural control for weeds; chemical, physical, and cultural control for vertebrate pests; and chemical, biological and cultural control for insects.

### **Southeast Subregion**

- SE 1.03 To accomplish a cooperative and coordinated land use planning effort among the Subregion's municipalities, it is herein the policy of Boulder County to enter into intergovernmental contracts with the municipalities for the purpose of implementing the land use proposals and policies of the jointly adopted municipal comprehensive plans.

### **City of Lafayette Comprehensive Plan and Lafayette Parks, Recreation, and Open Space Master Plan Update**

The needs, goals, and policies identified by the City of Lafayette's Comprehensive Plan that are of particular relevance to the Mayhoffer Farm Property land management plan include

## Mayhoffer Farm Management Plan

Transportation (G), Parks, Recreation, Open Space, and Trails (H), and Environmental Quality and Natural Resource (J).

- G.2 Promote the development of alternative transportation choices to the automobile that are safe and convenient for Lafayette residents, workers, and visitors.
- H.1 Provide Lafayette residents with parks, trails, open space and high quality recreational opportunities while contributing to community identity by establishing an interconnected "green" physical framework.
- H.3 Provide and maintain public park, recreational facilities, open space and trails as equitably, efficiently, and cost effectively as possible.
- H.4 Provide a balanced system of open lands, natural areas, wildlife corridors and habitat areas, trails, and greenways using a variety of conservation methods to meet both the needs of Lafayette's citizens and the City's resource protection goals.
- J.2 Preserve and conserve unique or distinctive natural and man-made features in recognition of their irreplaceable character and importance to the quality of life in the City of Lafayette.

### Relevant Policies

#### Transportation

- G.2.2 Provide pedestrian and bicycle connections and investigate shuttle services to proposed transit stops.
- G.2.6 Encourage the development and maintenance of bike routes, which include trails, paths, and street bike lanes, to complement an enhanced multipurpose trail system.
- G.3.1 Ensure that pedestrian and bicycle routes, which include trails, paths, sidewalks, and street bike lanes, are planned and built to allow users access to key city destinations, and are integrated with and strengthen the City's alternative transit system.
- G.3.12 Promote bicycling and walking throughout Lafayette. Residential, commercial and recreational destinations should all be safely and efficiently accessible by these modes of transportation

#### Parks, Recreation, Open Space and Trails

- H.1.7 Create a citywide trails system that provides access to existing and future regional trail systems and that supports the Multi-modal Transportation Plan Map (referenced in Policy G.2.12) which aims to link parks and open space areas, civic

## Mayhoffer Farm Management Plan

amenities, and other public activity centers such as schools and the library, where possible.

- H.1.8 Evaluate appropriately spaced rest stop improvements such as benches and shade structures on public trails.
- H.1.9 Use kiosks, gateway maps, web pages, etc. to publicize the existing park, recreation, open space and trail resources available to citizens.
- H.1.11 Add signage along existing trails to improve wayfinding on the City's trail system.
- H.1.12 Support the use of signs, art and exhibits for identifying and interpreting cultural/historic resources on trails and open space properties.
- H.4.1 Seek the advice of the Lafayette Open Space Advisory Committee (LOSAC) regarding open space acquisition and management
- H.4.2 Endeavor to purchase as open space any land within the planning area that has been designated as rural preservation or community buffer under an Intergovernmental Agreements (IGA'S) to which the City of Lafayette is a signator
- H.4.3 Create trail connections through and between Lafayette's open space properties in order to provide an integrated and complete trail system within the community

### **Environmental Quality and Natural Resources**

- J.2.4 Recognize the importance of agricultural lands outside the Urban Growth Boundary and agricultural lands designated as open space within the City's Urban Growth Boundary as cultural and natural resources. Support efforts to preserve and protect adjacent agricultural lands through conservation easements, Intergovernmental Agreements (IGA's), participation in the County's Transferable Development Rights program, and other efforts and mechanisms.
- J.2.7 Protect wildlife habitats and wetlands.
- J.2.11 Incorporate significant wildlife habitat and corridors, community buffers, view corridors, and stands of unique native vegetation as designated by the City into open space reserves.

### **Lafayette Parks, Recreation, and Open Space Plan Update**

The City of Lafayette's Parks, Recreation, and Open Space Plan Update includes goals and strategies for open spaces updated by the Louisville Open Space Advisory Committee. The goals and strategies identified by the master plan update that are of particular relevance to the Mayhoffer Farm Property land management plan include Habitat Conservation (Goal 1; G1),

## Mayhoffer Farm Management Plan

Open Space Management (Goal 2; G2), Open Space Recreation (Goal 3; G3), Open Space and Trail Management (Goal 5; G5) :

- G.1 Preserve and enhance significant natural areas and wildlife habitat, as well as the ecological integrity of the greater Lafayette region, while applying a strategic approach to Open Space conservation.
- G.2 Provide an effective and balanced approach to Open Space management that protects and enhances environmental values.
- G.3 Provide, where appropriate, high-quality outdoor recreation and trail opportunities that are consistent with the values of Open Space lands, provide high quality access between Open Space, parks, and community destinations, and minimize adverse impacts to the environment.
- G.5 Develop, manage, and maintain the City's Open Space and trails in a manner that is sensitive to and respectful of adjacent landowners, land uses, and communities

The following objectives and strategies, defined in the broader goals above, are also relevant:

**Objective 1.1 Open Space Conservation:** Preserve and protect lands that benefit wildlife and represent the Open Space values of the greater Lafayette community.

- 1.1.2 Complete a continuous network of Open Space that includes conservation areas, buffer areas, and trail corridors identified in the Open Space Recommendations.
- 1.1.5 Where appropriate, incorporate areas within the 100-year floodplain of Rock Creek and Coal Creek into the Open Space system.
- 1.1.6 Consider the long-term conservation of agricultural lands surrounding Lafayette that are currently protected by Intergovernmental Agreements.

**Objective 1.2 Inter-Jurisdictional Collaboration:** Collaborate with Boulder County, the City and County of Broomfield, and the Cities of Louisville and Erie on the conservation and management of Open Space areas of mutual interest.

- 1.2.1 Maintain frequent contact with Open Space staff from nearby jurisdictions to coordinate Open Space needs and identify partnership opportunities.

**Objective 2.1 Weed Management:** Develop and implement a comprehensive weed management strategy for Open Space areas and trails.

- 2.1.9 Coordinate weed management efforts with ecological restoration and revegetation efforts described in Objective 2.6.



## Mayhoffer Farm Management Plan

**Objective 2.2 Agricultural Stewardship:** Develop a strategy for the management and long-term stewardship of agricultural lands in the Open Space system.

2.2.3 If agricultural Open Space is used at all for recreation, design and develop trails and other facilities in a manner that does not interfere with agricultural operations or compromise public safety.

**Objective 2.3. Wildlife Management:** Develop a strategy for the management of prairie dogs, coyotes, raptors, and other wildlife species that create public or management concerns on Open Space lands (as well as other City-owned, public lands).

2.3.1 Complete a Wildlife Plan that provides guidelines for dealing with specific wildlife conflicts (e.g., prairie dogs, coyotes) as well as general guidelines for the management and protection of a variety of wildlife species

2.3.2 Update the current prairie dog policy and management strategies to reflect current conditions and preferred methods. Carry Prairie Dog Advisory Working Group (PDAWG) recommendations to City Council for consideration as changes to the existing prairie dog policy.

**Objective 2.5 Riparian Habitat Preservation:** Protect the quality, continuity, and ecological integrity of riparian habitat areas in Lafayette.

2.5.2 Locate trails and facilities, to the extent practicable, outside of riparian habitat areas and protect large patches of contiguous habitat areas.

2.5.3 Minimize trail crossings to avoid fragmenting habitat. However, a single trail crossing is preferable to a trail that runs through the riparian area for a long distance.

2.5.4 Design trails to provide reasonable opportunities to view or access riparian areas or streams to limit the proliferation of social trails.

2.5.5 Focus weed management (Objective 2.1) and ecological restoration (Objective 2.6) efforts on riparian areas to protect and enhance the scenic and wildlife habitat values.

**Objective 2.6. Ecological Restoration and Enhancement:** Identify and implement opportunities to restore and enhance native plant communities on Open Space lands.

2.6.2 Identify opportunities to protect and restore native shortgrass prairie on Open Space lands.

2.6.3 Work with the Urban Drainage and Flood Control District to identify opportunities for drop structures, wetland plantings, or other measures to raise the water table in riparian areas, stabilize streambanks, and improve water quality on Rock Creek, Coal Creek, and Bullhead Gulch.

## Mayhoffer Farm Management Plan

- 2.6.5 Revegetate using native grassland and riparian species to the greatest extent possible. In some cases, non-invasive non-native annual species may be appropriate in the early stages of grassland restoration.

**Objective 3.1 Trail System:** Develop a multi-tiered trail network on Open Space lands and throughout the city that provides reasonable, environmentally sensitive access to Open Space resources and community destinations.

- 3.1.1 Continue to use the existing trail system Map J– General Access to Open Space & Potential Open Space, and any subsequent city-wide multi-modal transportation plan to inform trail-related decision and to provide a well-connected trails system.
- 3.1.2 Design trails in a manner that avoids fragmenting or impacting riparian habitat or other environmentally sensitive areas, as directed in Objective 2.5, Riparian Habitat Protection
- 3.1.3 Design trails with a reasonable buffer when adjacent to residential neighborhoods.
- 3.1.4 Design trails to minimize impacts on the existing landscape. This can be done by following the existing contours of the land and avoiding native, mature vegetation.
- 3.1.5 Utilize sustainable trail materials and construction techniques to minimize erosion and maintenance.
- 3.1.7 Work with adjacent communities to design and develop consistent and continuous trail facilities beyond Lafayette’s city limits.

### 3.4 Open Space Facilities Maintenance

**Objective 3.5 Dogs on Open Space:** Maintain existing dog restrictions on Open Space lands while supporting creative strategies and facilities that will allow dog owners to enjoy appropriate Open Space lands without infringing on the enjoyment of others or degrading wildlife habitat.

- 3.5.1 In accordance with existing policy, enforce leash requirements for all Open Space and trails.
- 3.5.4 Provide environmentally friendly pet pick-up bags and trash receptacles at all prominent trail access points.
- 3.5.5 Develop signage and outreach to educate dog owners about dog use policies, and the environmental impacts of dogs in sensitive areas.

**Objective 3.6 Permitted Open Space and Trail Uses:** Public use of Open Space and trails should continue to be limited to passive uses.

## Mayhoffer Farm Management Plan

- 3.6.1 Continue to allow appropriate public uses, including pedestrian use and bicycle use on all Open Space and trails.
- 3.6.2 Consider new Open Space and trail uses such as permitting e-bikes and wading in water as they arise. Any new, permissible passive uses should be codified, and signage should be modified to reflect allowable uses
- 3.6.3 Use a variety of means, including signs, enforcement, and outreach to manage prohibited uses of Open Space and trails.
- 3.6.5 Designate and sign areas that are closed to public use because of management needs (agriculture) or natural resource protection.
- 3.6.7 Continue to allow those uses that are appropriate and consider prohibiting those that cause excessive resource or facility damage or unnecessary user conflicts.

**Objective 3.7 Off-Trail Use of Open Space:** Allow reasonable off-trail use of Open Space while designing trails and other facilities to minimize the need for Open Space users to leave designated trails.

- 3.7.1 Design and develop a trail system that provides reasonable, formalized access to viewpoints, streams, and other features to minimize off-trail use and social trails
- 3.7.3 Monitor Open Space areas for increases in social trails or damage from off-trail use.
- 3.7.4 Close and revegetate problematic social trails or damaged areas through signage, physical obstructions (such as rocks and tree limbs), or if necessary, fencing.

**Objective 3.8 Education and Outreach:** Increase the awareness and appreciation of the environment, its natural systems, and Open Space resources through the education and outreach guidance outlined in the Education and Outreach Master Plan.

- 3.8.1 Continue to update and implement the recommendations of the Education and Outreach Master Plan.
- 3.8.2 Develop interpretive kiosks along trails to educate trail users about the ecology of wildlife preserves, the purpose of certain use restrictions, the history of Lafayette, and the greater Open Space and trails system.

**Objective 3.9 Historical Interpretation:** Increase the awareness of historical sites and structures within the City's Open Space system.

- 3.9.3 Work with the Historic Preservation Board to design and construct interpretive signs and kiosks at key locations to represent the living history of Lafayette.

## Mayhoffer Farm Management Plan

**Objective 5.1 Good Neighbor Approach:** Manage existing Open Space lands and pursue additional Open Space land in a manner that is cognizant and respectful of the privacy and rights of neighboring landowners.

5.1.3 Initiate periodic meetings with neighborhood groups that are in close proximity of Open Space areas to identify issues and solicit feedback on current Open Space and trail management and future system expansions.

**Objective 5.3 Security:** Design and manage trail and other Open Space facilities in a manner that protects the safety and security of Open Space users and adjacent landowners.

5.3.1 Design and implement an interconnected trail system that will improve and increase the public use and presence in the system.

5.3.3 To the extent possible, locate trails and other facilities a reasonable distance from private property.

5.3.4 Design trails to have appropriate sight distances and visual access to improve security for trail users and adjacent property owners.

**Objective 5.4 Wildlife Conflicts:** Cooperate with adjacent landowners and trail users to minimize wildlife conflicts.

5.4.1 Protect an interconnected network of wildlife habitat areas to help reduce the occurrence of wildlife conflicts

### City of Louisville Comprehensive Plan

The principles and policies identified by the City of Louisville's Comprehensive Plan that are particularly relevant to the Mayhoffer Farm property management plan include transportation, mobility, & accessibility (TMA), cultural heritage (CH), and parks, recreation, open space and trails (PROST). Many of the principles and policies identified in the 2013 Comprehensive Plan are aligned with the Louisville Parks, Recreation, Open Space, and Trails Comprehensive Master Plan completed in 2012. For this reason, the more recent City of Louisville Comprehensive Plan was referenced.

TMA-1 The City of Louisville is committed to creating a context-sensitive, multimodal transportation and trail system which integrates land use, transportation, and recreational considerations and enables vehicles, transit, bicycles, and pedestrians of all ages and abilities to move in ways that contribute to the economic prosperity, public health and exceptional quality of life of Louisville

CH-4 The City should provide effective public outreach regarding Cultural Heritage issues.

## Mayhoffer Farm Management Plan

- PROST-1 Improve trail connections to promote healthy and enjoyable alternative transportation and opportunities for active recreation
- PROST-2 Maintain existing high levels of service for parks, open space, and trails as Louisville matures and evolves.
- PROST-3 Ensure a Service Delivery Model that remains responsive and relevant to City residents' leisure behaviors, interests, and needs
- PROST-5 Promote environmental stewardship and education.

### Relevant Policies

#### Transportation, Mobility, & Accessibility

- TMA-1.2 Corridor Master Plans and Preliminary Engineering Designs are needed for Hwy 42/96th Street; McCaslin Boulevard; South Boulder Road; and Dillon Road. Additionally, this policy aims to consider and balance the impacts upon natural, social and cultural resources; provide safe and convenient facilities for a broad range of users and multiple modes of travel; and promote regional trail connectivity.
- TMA-1.7 Walkability is a key ingredient to livable cities and neighborhoods. Great cities and neighborhoods all feature street level experiences that invite and stimulate pedestrian and bicycling activities. Walkability enhances public safety, fosters personal interactions, improves public health, and increases economic vitality. Louisville has an excellent recreation trail network and generally a high quality walking environment on its City streets. The intent of this Comprehensive Plan is to establish a transportation policy which raises the bar and better integrates the City's recreational trail network with City's street network. This interconnection will help create a more balanced transportation system that serves the entire City and is designed for all users of all ages and ability levels.

#### Cultural Heritage

- CH-4.3 The City should promote public awareness and understanding of the city's cultural and social history through programs such as an interactive map which provides hyperlinks to social histories of historic properties.

#### Parks, Recreation, Open Space, and Trails

- PROST-1.1 Enhance the trail user experience through improved wayfinding and additional safety and comfort features.

## Mayhoffer Farm Management Plan

- PROST- 1.2 Improve safety, accessibility, and continuity for the trails within Louisville.
- PROST- 1.3 Continue to provide connections from Louisville's trails to regional trails and trails provided by neighboring agencies.
- PROST- 2.1 Ensure that Levels of Service are appropriate and equitable now and in the future across the entire city so that all residents have equitable access to services.
- PROST- 3.1 Address emerging recreation and leisure trends and changing population characteristics including the aging population and current increasing demand for pre-school age programming.
- PROST- 5.1 Continue to develop and incorporate environmental stewardship and education curricula to respond to community values.

FINAL DRAFT

# Mayhoffer Farm Management Plan

## Appendix 4: Survey Instrument



### Mayhoffer Farm Land Management Plan: Trail Survey

How often do you use trails in Louisville and Lafayette each year?

- Between 1-5 times
- Between 5-10 times
- More than 10 times
- I don't use trails in Louisville or Lafayette

How do you primarily learn about new trails to visit in Lafayette or Louisville? Please select only one.

- Friends or family
- Social media (e.g. Facebook, Instagram, Twitter, etc.)
- Search engine (Google, Bing, etc.)
- Other website or app (e.g. Alltrails, County or City website, etc.)
- Newspaper or Community Newsletter
- Driving by
- I find it difficult to learn about new trails to visit
- Other—Please Describe: \_\_\_\_\_

What activities do you usually participate in when visiting trails? Please select all that apply.

- Walking
- Jogging or Running
- Biking
- Commuting
- Walking a pet
- Gathering with friends or family
- Viewing the scenery/wildlife
- Horseback riding
- Other—Please Describe: \_\_\_\_\_

Think about your favorite trail in Louisville or Lafayette. What makes this your favorite trail? Please check all that apply.

- It is close to my home
- I feel welcome/it is a safe place to visit
- I like the trail conditions (steepness, trail material, trail width, etc.)
- I enjoy the scenery and wildlife there
- There are helpful signs and information along the trail
- It is less crowded than other trails
- It connects to other trails in the area
- Other—Please Describe: \_\_\_\_\_

When you visit an open space or park, what is your preference for the width of a trail? Please select one.

- Wide enough for three people side-by-side
- Wide enough for two people side-by-side
- Wide enough for only one person at a time
- Not sure

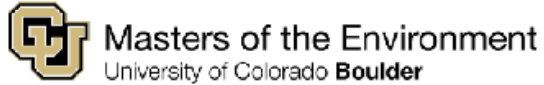
In your opinion, how important is it to improve trail connections between existing trails, neighborhoods, and communities in Lafayette and Louisville?

- Very Important
- Important
- Moderately Important
- Slightly Important
- Not important at all

In 2017, Boulder County, Lafayette, and Louisville acquired the Mayhoffer Farm Property, located between Lafayette and Louisville at the intersection of South 95<sup>th</sup> Street and Empire Road. If educational materials about this property were created, what would you be interested in learning more about? Please select all that apply.

- Local plants and wildlife
- History of coal mining on the property
- History of farming or agriculture on the property
- The people who used to live there (pre-historic to present)

## Mayhoffer Farm Management Plan



### Mayhoffer Farm Land Management Plan: Trail Survey

#### Demographic Questions:

Are you of Hispanic, Latino/a/x, or Spanish origin?

- Yes
- No

Which of the following best describes your race and/or ethnic heritage?

- White
- Asian
- Native Hawaiian and/or Pacific Islander
- American Indian and/or Alaska Native
- Black and/or African American
- Other—Please Describe: \_\_\_\_\_

Where do you live?

- Boulder
- Broomfield
- Erie
- Gold Hill
- Lafayette
- Longmont
- Louisville
- Lyons
- Nederland
- Niwot
- Superior
- Unincorporated Boulder County
- Outside of Boulder County

What is your age?

- 16-19
- 20-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65 years and older



## Mayhoffer Farm Management Plan



### Plan de gestión del terreno de Mayhoffer Farm: Encuesta sobre senderos

¿Con qué frecuencia usa los senderos en Louisville y Lafayette cada año?

- Entre 1 y 5 veces
- Entre 5 y 10 veces
- Más de 10 veces
- No uso senderos en Louisville o Lafayette

¿Cuál es el principal medio por el que se entera sobre los nuevos senderos para visitar en Lafayette o Louisville? Seleccione una sola opción.

- Amigos o familia
- Redes sociales (por ejemplo, Facebook, Instagram, Twitter, etc.)
- Motor de búsqueda (Google, Bing, etc.)
- Otro sitio web o app (por ejemplo, Alltrails, sitio web del Condado o de la Ciudad, etc.)
- Periódico o Boletín informativo de la comunidad
- Cuando pasa por allí en automóvil
- Me resulta difícil enterarme sobre los nuevos senderos para visitar
- Otro—Describa: \_\_\_\_\_

¿Qué actividades suele realizar cuando visita los senderos? Seleccione todas opciones que correspondan.

- Caminar
- Trotar o correr
- Ciclismo
- Traslado laboral diario
- Pasear una mascota
- Reunirse con amigos o familia
- Contemplar el paisaje/la vida silvestre
- Equitación
- Otro—Describa: \_\_\_\_\_

Piense en su sendero favorito en Louisville o Lafayette. ¿Por qué es su sendero favorito? Marque todas las opciones que correspondan.

- Queda cerca de mi casa
- Me siento a gusto/es un lugar seguro para visitar
- Me gustan las características del sendero (inclinación, material, ancho, etc.)
- Allí disfruto del paisaje y la vida silvestre
- A lo largo del sendero hay letreros e información útiles
- Hay menos gente que en otros senderos
- Se conecta con otros senderos de la zona
- Otro—Describa: \_\_\_\_\_

Cuando visita un espacio al aire libre o parque, ¿cuál es su preferencia respecto del ancho de un sendero? (marque solo una)

- Ancho suficiente para tres personas en paralelo
- Ancho suficiente para dos personas en paralelo
- Ancho suficiente para una sola persona a la vez, a menudo llamado "estrecho"
- No estoy seguro/a

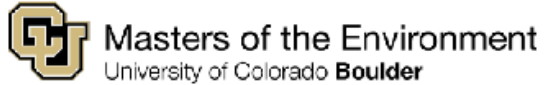
Según su opinión, ¿cuán importante es mejorar las conexiones de los senderos entre senderos existentes, barrios y comunidades en Lafayette y Louisville?

- Muy importante
- Importante
- Moderadamente importante
- Poco importante
- Para nada importante

En 2017, el Condado de Boulder, Lafayette y Louisville adquirieron Mayhoffer Farm Property, ubicada entre Lafayette y Louisville en el cruce de la calle 95 sur y Empire Road. Si se crearan materiales educativos sobre esta propiedad, ¿qué información le resultaría más interesante? Seleccione todas opciones que correspondan.

- Plantas y vida silvestre locales
- Historia de la minería del carbón en la propiedad
- Historia de la ganadería o agricultura en la propiedad
- La gente que solía vivir allí (prehistoria a la actualidad)

## Mayhoffer Farm Management Plan



### Plan de gestión del terreno de Mayhoffer Farm: Encuesta sobre senderos

¿Tiene origen hispano, latino/a/x o español?

- Sí
- No

¿Cuáles de las siguientes opciones describen mejor su raza y/o herencia étnica? (marque todas las opciones que correspondan)

- Blanco
- Asiático
- Nativo de Hawái y/o Isleño del Pacífico
- Indígena americano y/o Nativo de Alaska
- Negro y/o Afroamericano
- Otra – describa: \_\_\_\_\_

¿Dónde vive?

- Boulder
- Broomfield
- Erie
- Gold Hill
- Lafayette
- Longmont
- Louisville
- Lyons
- Nederland
- Niwot
- Superior
- Unincorporated Boulder County
- No vive en el Condado de Boulder

¿Cuántos años tiene?

- 16-19
- 20-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65 años y más

## Appendix 5: Survey Results

The student survey team collected 110 surveys out of 246 total attempts, for an overall response rate of 45%. Of the 110 surveys collected, only two respondents did not finish. A total of 20 hours were spent over 9 survey sessions. For every attempted survey that park or trail users declined, the survey team attempted to record the apparent or communicated reason for their refusal to participate. Refusals were most common from individuals biking or running who did not stop. Below is a discussion of the survey results.

### Data Collection and Sampling

The survey team, consisting of three students from the University of Colorado Boulder’s Masters of the Environment program, conducted surveys between July 10, 2021 and July 31, 2021. Each surveyor reviewed the survey training that Boulder County utilizes to conduct its own survey events and wore a BCPOS hat or shirt for identification. These were intercept surveys conducted at predetermined locations throughout the local area, including Waneka Lake, the Harney-Lastoka Trail, and the section of Coal Creek trail adjacent to the Harney-Lastoka and Mayhoffer Farm properties.

To collect a random sample, every visitor was asked to participate in the survey—unless the survey team was engaged with other respondents. Survey sessions were typically two hours long and were conducted in the morning (8am—11am), afternoon (11am—3pm), and evening (3pm—7pm). In some instances, survey sessions (i.e. morning or afternoon) overlapped due to the availability of the student survey team. Surveys sessions were conducted on both weekdays and weekends, with the team scheduling ten survey sessions. If a survey shift was canceled, it was re-scheduled at the same location with every effort made to accommodate the same time period. Ultimately, nine survey sessions were conducted with 110 total respondents.

### Demographic Data

Users were asked to provide demographic information about their race/ethnicity, their age, and where they lived. A majority (94%) of respondents identified as White, with 8% of respondents identifying as Hispanic, Latino/a/x or of Spanish origin (including those who selected Other and identified within this group). Approximately 3% of respondents identified as Black and/or African American, 1% identified as Asian, and 1% identified as American Indian and/or Alaska Native.

Race and/or Ethnic Heritage	% of Respondents
White	95%
Hispanic; Latino/a/x; Spanish Origin	8%
Asian	1%
Native Hawaiian and/or Pacific Islander	0.0%
American Indian and/or Alaska Native	1%
Black and/or African American	3%

Figure 1: Table organizing the race or ethnicity identified by survey respondents.

## Mayhoffer Farm Management Plan

The percentages above add up to more than 100% because those identifying as Hispanic, Latino/a/x, or Spanish origin tend to be captured in census data as “White,” but further divided in “White, not Hispanic or Latino” or “White, Hispanic or Latino.”

Respondents were also asked to identify their age range from a selection of seven categories. A majority of respondents (64%) were 45 years of age and older, while 28% were between the ages of 25 and 44, and 8% were 16-24. Finally, users were asked to identify where they lived.

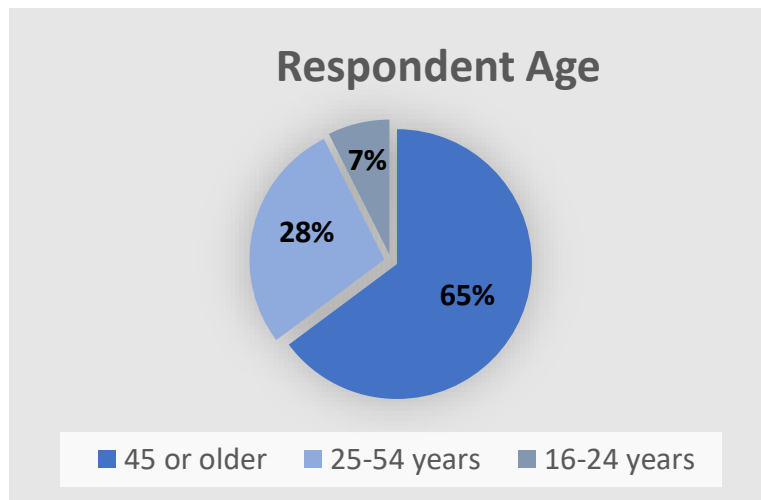


Figure 2: Pie chart organizing survey respondents by age.

A majority (57%) identified Lafayette, while 10% identified Louisville, 11% lived outside of Boulder County, and 22% lived in other areas of Boulder County.

### Trail Preferences

To understand trail usage, survey participants were asked to identify how often they used trails in Lafayette and Louisville over the past year.

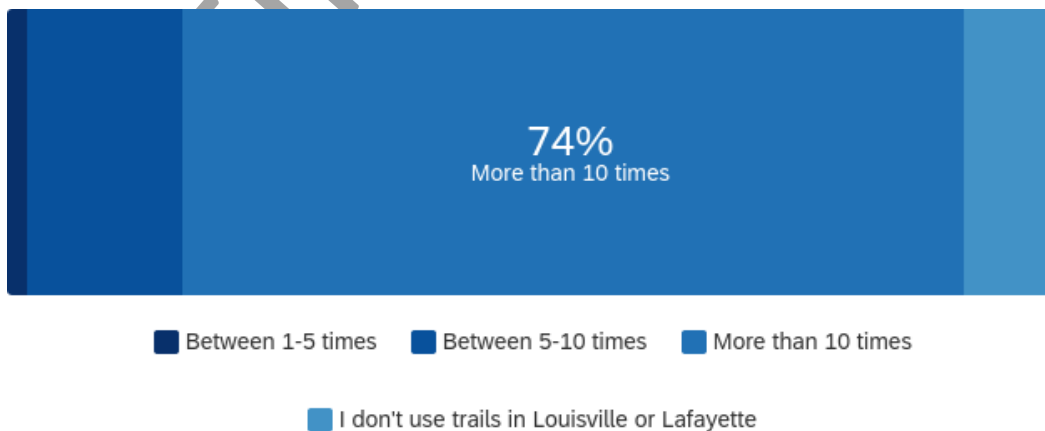


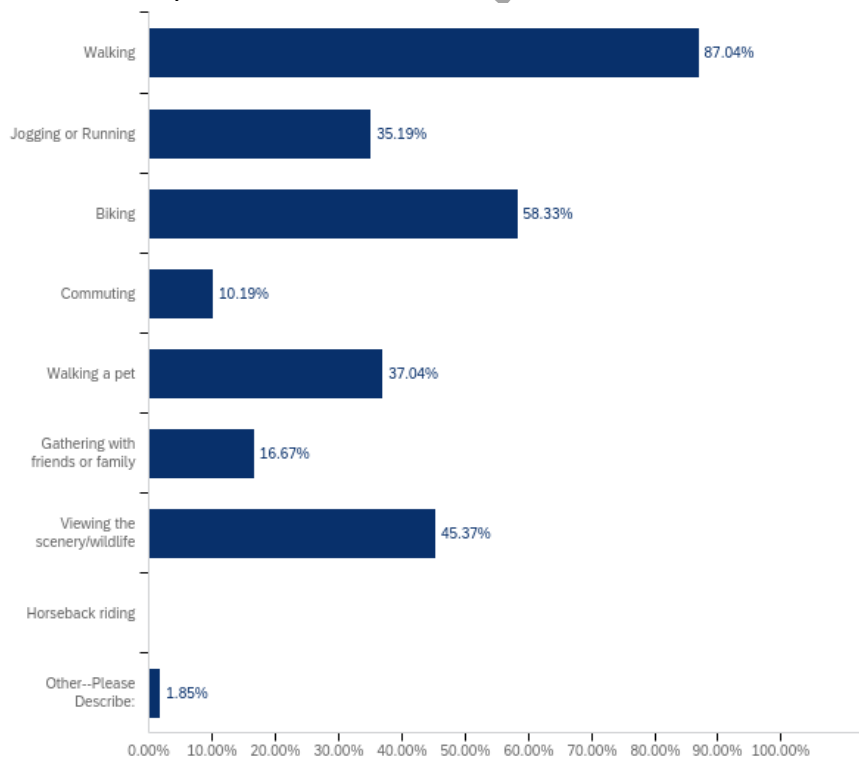
Figure 3: Graph depicting survey responses regarding frequency of trail use.

## Mayhoffer Farm Management Plan

A majority of respondents (74%) indicated that they used trails more than ten times a year, suggesting frequent use of local trails (See Figure 3). BCPOS also conducts a five-year visitor use study that seeks to understand how frequently visitors use a park or trail (i.e. weekly, monthly). In the most recent study from 2015, slightly more than half of visitors (53%) used trails frequently (monthly, weekly, or more than once a week). It is expected that although survey data is limited, the next five-year visitor study—anticipated for trails in 2022—will corroborate our results, primarily because this data tracks with previous years surveys. Additionally, one of the areas which was surveyed is a regional trail, which are more frequently used by participants (BCPOS Five Year Study).

Since the Mayhoffer Farm Open Space property is a relatively new acquisition with no public use, the graduate student team wanted to better understand how individuals might most effectively learn about new trails or opportunities available at the property. Respondents were asked to select one option that best describes how they learn about new trails to visit in Lafayette and Louisville. Most respondents (39%) identified friends and family as their primary source for information about new trails. This suggests that people visit properties or trails based on word of mouth from close, trusted sources.

Since there are potential opportunities to develop trails on the Mayhoffer Farm property, the team also sought to better understand user preferences regarding trails. A series of questions was asked that focused on the activities users typically participate in, what they enjoy about other trails in the Lafayette/Louisville area, how wide they prefer trails to be, and how much they value trail connectivity.



**Figure 4:** Bar chart showing respondents activity preferences when using trails.

## Mayhoffer Farm Management Plan

When asked to identify the activities they usually participate in when visiting trails in Louisville and Lafayette, walking (87%), biking (58%), and viewing the scenery or wildlife (45%), were identified as the top three (see Figure 4). These results are well-aligned with the conclusions of *BCPOS’s 2015 Visitor Use Study*, in which the top activities identified by respondents were also walking and biking.

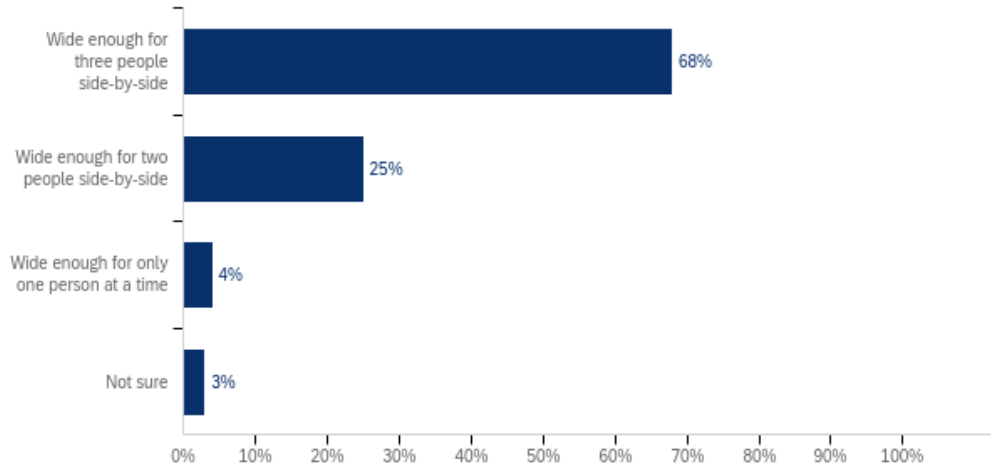
When users were asked to consider their favorite trails in Lafayette and Louisville, and what makes these trails their favorite, the top three responses were: It is close to my home (79%), I enjoy the scenery/wildlife there (69%), I feel welcome/it is a safe place to visit (54%), and I like the trail conditions (54%). Users were allowed to choose from multiple options (see Figure 5).

#	Answer	%	Count
1	It is close to my home	22.91%	85
2	I feel welcome/it is a safe place to visit	15.63%	58
3	I like the trail conditions (steepness, trail material, trail width, etc.)	15.63%	58
4	I enjoy the scenery and wildlife there	19.95%	74
5	There are helpful signs and information along the trail	6.20%	23
6	It is less crowded than other trails	6.47%	24
7	It connects to other trails in the area	11.05%	41
8	Other--Please Describe:	2.16%	8
	Total	100%	371

**Figure 5:** Table outlining the reasons survey respondents enjoyed their favorite trails in Lafayette and Louisville.

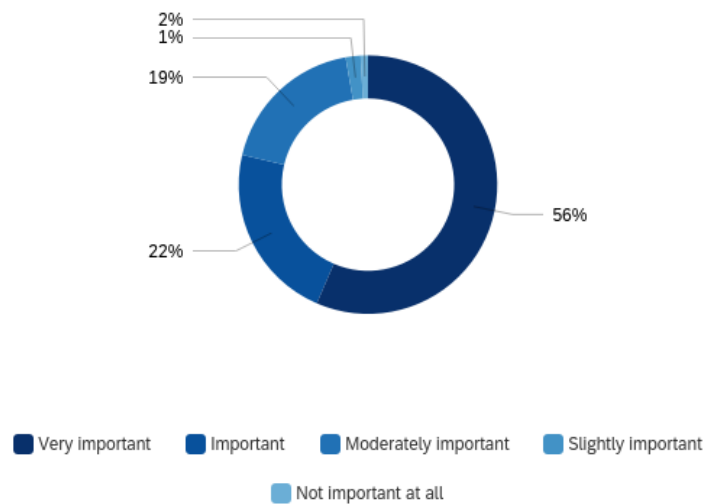
When asked about their preferences for the width of a trail, more than two-thirds of respondents (68%) preferred trails that are wide enough for three people (see Figure 6). This is not unexpected, as wider trails tend to be preferred at both parks and—more often—on regional trails, where some of the intercept surveys occurred (i.e. along Coal Creek Trail).

## Mayhoffer Farm Management Plan



**Figure 6:** Bar chart depicting respondents' preferences for trail width.

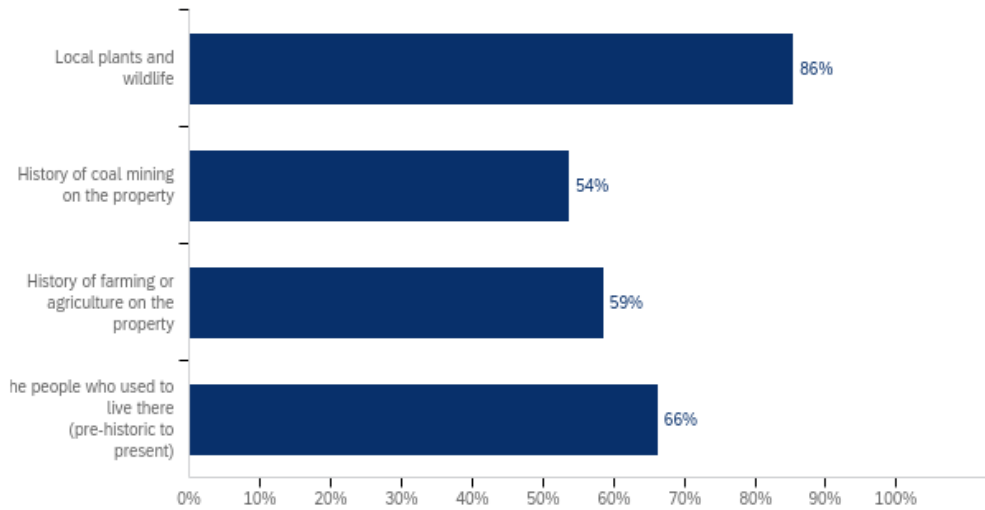
Users were also asked to rate the importance of improving trail connecting between existing trails, neighborhoods and communities in Lafayette and Louisville. A majority (61%) identified improving these connections as “very important” or “important” (see Figure 7).” It is worth noting that in BCPOS’s 2015 Visitor Use Study, respondents were asked to identify one thing they wanted BCPOS to achieve. The top responses included “build more trails, build/open more bike trails, build off-road connector trails between properties and communities.”



**Figure 7:** Circle graph demonstrating respondents' perceptions regarding the importance of improving trail connections.

## Mayhoffer Farm Management Plan

Finally, the team was interested in better understanding users' potential interest in learning about specific aspects of the Mayhoffer Farm property's rich history. Respondents were provided the opportunity to select multiple topics, and there was general interest in learning about most of the options presented.



**Figure 8:** Bar chart showing survey respondents' preferences regarding educational topics of interest at the Mayhoffer Farm property.

FINAL DRAFT



## Appendix 6: Flyer from Dinner with Promotores

# AGENDA



UNA CENA EN COAL CREEK

10 de Agosto 2021

Direcciones: South Public Road Trailhead

Sitio de web para nuestro proyecto

### ¡Gracias por su asistencia!

- 5:00 Bienvenida e introducciones
- 5:15 Descripción del proyecto a detalle
- 5:30 Empezar la conversación con preguntas centrales (vea abajo)
- 6:45 Cerrar la conversación con preguntas o ideas restantes
- 7:00 ¡Distribución de pases para el parque acuático Great Outdoors Waterpark de Lafayette!



### Preguntas centrales:

- ¿Por qué ustedes aprecian los senderos locales?
- ¿Qué cosas pueden hacer el Condado de Boulder, la Ciudad de Lafayette, y la Ciudad de Louisville, para que todos los miembros de la comunidad se sientan bienvenidos en los senderos?
- ¿Hay alguna barrera que les impida usar senderos y visitar parques?
- ¿Qué falta en los senderos locales ahora? ¿Cuáles instalaciones necesitan?
- ¿Qué nos recomendarían mientras planeamos nuevos senderos?



# AGENDA



DINNER ALONG COAL CREEK August 10, 2021

[Website](#) for our project

Directions: [South Public Road Trailhead](#)

## Thanks for joining us!

- 5:00 Welcome and Introductions
- 5:15 Describe our project in more detail
- 5:30 Begin the conversation around a few key questions (see below)
- 6:45 End the conversation with any remaining thoughts or questions
- 7:00 Hand out passes for the Lafayette Great Outdoors Water Park!



## Key Questions

- What do you value about local trails?
- What can Boulder County, the City of Louisville, and the City of Lafayette do to ensure all community members feel welcome on the trails?
- Are there specific barriers that keep you from using local trails?
- What do you feel is missing from local trails? What kinds of amenities do you need?
- If you could tell us one thing as we plan a new trail, what would it be?



**Appendix 7: Community Profiles**

# Community Profile for Boulder County, Lafayette, and Louisville

June 20, 2021

Ethan Abner, Cara Potter, and Jena Van Gerwen

**Purpose**

## Mayhoffer Farm Management Plan

This community profile is a summary of the demographic and economic conditions in Boulder County, the City of Louisville, and the City of Lafayette. Data for this community profile was collected primarily from the U.S. Census Bureau and Colorado State Demography Office. These data provide contextual information about the local community that can inform the Mayhoffer Farm Management Plan. Much of the demographic, social, and economic data was provided by the 2019 American Community Survey (ACS) found at [data.census.gov](https://data.census.gov). The 5-year estimates are the [largest sample size, most precise data](#) for communities considered in this profile. Although the Census does maintain ACS 1-year surveys, which are more current than the 5-year estimates, these surveys are not available for communities the size of Lafayette and Louisville. Therefore, to ensure data continuity among the examined geographies, the 5-year estimate was selected.

### About the Area

Boulder County is located in Colorado's Front Range just east of the Flatirons and approximately 25 miles northwest of Denver. It is the 52<sup>nd</sup>-largest county in Colorado covering an area of nearly 726 square miles. Boulder County comprises ten incorporated areas, as well as unincorporated Boulder County. The City of Boulder is the county seat. Included among the other incorporated areas are the Cities of Louisville and Lafayette located in the southeastern portion of Boulder County. Louisville covers an area of 8 square miles and has consistently been ranked one of the best places to live in the United States by *Money* magazine. Lafayette, located northeast of Louisville, covers an area of 9.3 square miles and is home to numerous festivals, which include the annual Lafayette Peach Festival and Lafayette Oatmeal Festival.

### Boulder County

#### *Demographic Profile*

The total population of Boulder County in 2019, was estimated to be 322,510. The ratio of males to females is split fairly evenly, with 50.3% of respondents identifying as male and 49.7% of respondents identifying as female. The median age—the age where half the population is older and half the population is younger—is 36.6, an increase from 35.3 in 2010, but slightly lower than the median age of Colorado, which was 37.1.<sup>1</sup> In Boulder County, individuals under the age of 18 accounted for 19.4% of the total population, while individuals over the age of 65 accounted for 13.7% of the population.

In Boulder County, a majority of the population identifies as White. However, 13.9% of the population—nearly 45,000 individuals—identify as Hispanic or Latino/a/x. Below are the

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<sup>1</sup> Median age can be a useful statistic for determining whether or not a population is aging, but can be misleading in some instances.

## Mayhoffer Farm Management Plan

percentages of respondents who reported one race, or identified as one race in combination with another race. Of respondents:

- 91.8%, identify as white.
  - 13.9% identify as Hispanic or Latino/a/x
- 1.5% identify as Black or African American.
- 1.4% identify as American Indian and/or Alaska Native.
- 6.1% identify as Asian.
- 0.2% Native Hawaiian or Pacific Islander (Other).
- 2.3% identify as some other race.

It is important to note that the above percentages capture information from respondents who reported one race along (i.e. Black or African American) or one race in combination with another (i.e. Black or African American and White).

### *Selected Social Characteristics*

According to the 2019 ACS, there were 127,415 households in Boulder County, of which 46.6% identify as a married-couple family. The remaining 53.4% of households are cohabiting couples, male householders with no spouse or partner present, and female householders with no spouse or partners present. Of the 127,415 households, 27.1% have one or more people under the age of 18 present and 24.7% have one or more people over the age of 65 present. The average family size, which includes the householder and all other individuals related by birth, marriage, or adoption, is 3.01. Additionally, 77.4% of respondents reported currently living in the same house as a year ago, while 21.6% came from a different house in the United States. For reference, this could be from a different house in the same county or a different county, as well as a different state or the same state.

In Boulder County, 8.1% (approx. 26,043 people) of the total population reported living with a disability. Additionally, just over a quarter (25.6%) of the total population over 65 years of age reported living with a disability. Of the total population living with disabilities:

- 2.8% reported difficulty hearing.
- 1.4% reported a vision difficulty.
- 3.3% reported cognitive difficulty.
- 3.4% reported ambulatory difficulty.
- 1.2% reported self-care difficulty.
- 3% reported independent living difficulty.

Turning to educational attainment in Boulder County, 95% of respondents reported receiving a high school diploma or higher and 62.1% reported receiving a bachelor's degree or higher. In addition to educational attainment, the following statistics are of interest:

## Mayhoffer Farm Management Plan

- Among the population 5 years of age and older, 84.3% reported speaking only English at home.
- 15.7% report speaking a language other than English at home.
  - 8.7% report speaking Spanish at home.
- 95.9% of the population reports having a computer.
  - 91.1% report having a broadband internet service subscription.
- 5.3% of the population identify as veterans.

### *Selected Economic Characteristics*

The unemployment rate in Boulder County was estimated to be 4.2% in 2019. 68.6% of the population over the age of 16 years or older are in the civilian labor force, but 31.4% are not in the labor force. A majority (65%) of the workers older than 16 years of age drove alone to work, 4.9% reported using public transportation, 12.8% worked from home, and 5% walked. The mean travel time to work was approximately 23.4 minutes. It is important to note that due to the impacts of the COVID-19 pandemic, the number of people who reported working from home could vary in the coming years depending on the recovery from the pandemic and potentially lasting changes in employee work habits.

In Boulder County, the top five employing industries were:

- 24.8% reported working in educational services, health care, and social assistance.
- 19.2% reported working in professional, scientific and management, and administrative and waste management services.
- 10.5% reported working in arts, entertainment, recreation, and accommodation and food services.
- 9.9% reported working in manufacturing.
- 9.5% reported working in retail.
- 

The median family income in Boulder County was \$112,815, and the mean family income was \$147,486.<sup>2</sup> Median household income was \$83,019, and mean household income was \$115,966.

The median earnings for full-time, year-round workers tended to be higher for males (\$70,932) than for females (\$54,120). Out of an estimated 73,813 families:

- 10.2% reported an income less than \$35,000 a year.

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<sup>2</sup> Household income is the gross cash income of all people 15 years or older occupying the same housing unit regardless of their relation. Family income considers those households occupied by two or more people who are related by birth, marriage, or adoption.

## Mayhoffer Farm Management Plan

- 34.1% reported an income between \$35,000 and \$100,000.
- 55.7% reported an income over \$100,000.

The poverty rate in Boulder County was estimated to be 11.7%. Finally, just over 95% of the population reported having health insurance coverage of some kind.

### City of Lafayette

#### *Demographic Profile*

The total population of Lafayette in 2019, was estimated to be 28,742. Like Boulder County, the ratio of males to females is split fairly evenly, with 49.5% of respondents identifying as male and 50.5% of respondents identifying as female. The median age was 39.3, higher than the median age for both Colorado and Boulder County. In Lafayette, individuals under the age of 18 accounted for 23.1% of the population, while individuals over the age of 65 accounted for 13.4% of the population.

In Lafayette, a majority of the population identifies as White. However, 16.1%—nearly 4,620—identify as Hispanic or Latino/a/x. Below is additional information regarding those who identify with certain races or ethnicities, alone or in combination.

- 92.2% identify as white.
  - 16.1% identify as Hispanic or Latino.
- 2% identify as Black or African American.
- 1.5% identify as American Indian and/or Alaska Native.
- 6.2% identify as Asian.
- 0% identify as Native Hawaiian or Pacific Islander (Other).
- 3% identify as some other race.

#### *Selected Social Characteristics*

According to the 2019 ACS, there were 11,856 households in Lafayette, of which 48.6% identify as a married-couple family. The remaining 51.4% are cohabiting couples, male householders with no spouse present, or female householders with no spouse present. Of the 11,856 households, 31.4% have one or more people under the age of 18 present, while 24.2% have one or more people over the age of 65 present. The average family size, which includes the householder and all other individuals related by birth, marriage, or adoption, is 3.02. Considering residence 1 year ago, 83.5% of respondents reported living in the same house as they did in the previous year, while 16.2% came from a different house in the United States. For reference, this could be from a different house in the same county or a different county, as well as a different state or the same state.

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In Lafayette, 9.7% (approx. 2,792 people) of the total population reported living with a disability. Additionally, nearly a third (31%) of the total population over 65 years of age reported living with a disability. Of the total population living with disabilities:

- 3.3% reported difficulty hearing.
- 1.6% reported vision difficulty.
- 3.9% reported cognitive difficulty.
- 4.5% reported ambulatory difficulty.
- 1.6% reported self-care difficulty.
- 3.0% reported independent living difficulty.

Turning to educational attainment in Lafayette, 95.1% of respondents reported receiving a high school diploma or higher and 57.6% reported receiving a bachelor's degree or higher. In addition to educational attainment, the following statistics are of interest:

- Among the population 5 years of age and older, 84.1% reported speaking only English at home.
- 15.9% report speaking a language other than English at home.
  - 10.7% report speaking Spanish at home.
- 96.1% of the population reports having a computer.
  - 92.7% report having a broadband internet service subscription.
- 5.4% of the population identify as veterans.

### *Selected Economic Characteristics*

The unemployment rate in Lafayette was estimated to be 3.3% in 2019. 72.9% of the population over the age of 16 years or older are in the civilian labor force, while 27.1% are not in the labor force.<sup>3</sup> A majority (72.6%) of the workers older than 16 years of age drove alone to work, 4.2% reported using public transportation, 11.5% worked from home, and 1.5% walked. The mean travel time to work was approximately 25.2 minutes. It is important to note that due to the impacts of the COVID-19 pandemic, the number of people who reported working from home could vary in the coming years depending on the recovery from the pandemic and potentially lasting changes in employee work habits.

In Lafayette, the top five employing industries were:

- 23.5% reported working in educational services, health care, and social assistance.

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<sup>3</sup> The number of individuals not in the labor force includes anyone over the age of 16 years of age who is not participating in the labor force (e.g. students, seasonal workers not looking for work, retirees, etc.).



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- 19% reported working in professional, scientific and management, and administrative and waste management services.
- 11.4% reported working in arts, entertainment, recreation, and accommodation and food services.
- 9.9% reported working in manufacturing.
- 9.6% reported working in retail.

The **median** family income in Lafayette was \$101,451 and the **mean** family income was \$138,425. The median household income was \$83,342 and the mean household income was \$113,114. The median earnings for a full-time, year round worker tended to be higher for males (\$76,331) than for females (\$58,932). Out of an estimated 7,343 families:

- 9.9% reported an income less than \$35,000 a year.
- 39.5% reported an income between \$35,000 and \$100,000.
- 50.7% reported an income over \$100,000.

The poverty rate in Lafayette was estimated to be 6.3%. Finally, nearly 96% of the population reported having health insurance coverage of some kind.

### City of Louisville:

#### *Demographic Profile*

The total population of Louisville in 2019, was estimated to be 20,860. The ratio of males to females is split fairly evenly, with 49.1% of respondents identifying as male and 50.9% of respondents identifying as female. The median age—the age where half the population is older and half the population is younger—is 41.6, higher than both Boulder County and Lafayette. In Louisville, individuals under the age of 18 accounted for 24% of the total population, while individuals over the age of 65 accounted for 13.9% of the population.

In Louisville, a majority of the population identifies as White. However, 7% of the population—approximately 1,468 people—identify as Hispanic of Latino/a/x. Below are the percentages of respondents who reported one race, or identified as one race in combination with another race. Of respondents:

- 92.3% identify as White.
  - 7% identify as Hispanic or Latino.
- 1.2% identify as Black or African American.
- 0.7% identify as American Indian and/or Alaska Native.
- 7% identify as Asian.
- 0% identify as Native Hawaiian or Pacific Islander (Other).
- 1.7% identify as some other race.

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### *Selected Social Characteristics*

According to the 2019 ACS, there were 8,318 households in Louisville, of which 53.3% identify as a married-couple family. The remaining 46.6% of households are cohabiting couples, male householders with no spouse or partner present, and female householders with no spouse or partners present. Of the 8,318 households, 34% have one or more people under the age of 18 present and 25.5% have one or more people over the age of 65 present. The average family size, which includes the householder and all other individuals related by birth, marriage, or adoption, is 3.06. Additionally, 84.9% of respondents reported currently living in the same house as a year ago, while 14% came from a different house in the United States. For reference, this could be from a different house in the same county or a different county, as well as a different state or the same state.

In Louisville, 7.6% (approx. 1,567 people) of the total population reported living with a disability. Additionally, 28.6% of the total population over 65 years of age reported living with a disability. Of the total population living with disabilities:

- 2.8% reported difficulty hearing.
- 1.3% reported a vision difficulty.
- 2.5% reported cognitive difficulty.
- 3.1% reported ambulatory difficulty.
- 1.2% reported self-care difficulty.
- 2.4% reported independent living difficulty.

Turning to educational attainment in Louisville, 97.5% of respondents reported receiving a high school diploma or higher and 69.7% reported receiving a bachelor's degree or higher. In addition to educational attainment, the following statistics are of interest:

- Among the population 5 years of age and older, 89.3% report speaking only English at home, while 10.7% report speaking a language other than English at home.
  - Unlike Boulder County and Lafayette, Spanish isn't the most popular language other than English spoken at home. 2.3% report speaking Spanish at home, while 4.4% report other Indo-European languages (e.g. French, Russian, Punjabi, [etc.](#)), and 3.7% speak Asian and Pacific Islander languages (Chinese, Korean, Vietnamese, Tagalog, etc.) at home.
- 95.9% of the population reports having a computer.
  - 91.7% report having a broadband subscription.
- 5.3% of the population are veterans.

### *Selected Economic Characteristics*

## Mayhoffer Farm Management Plan

The unemployment rate in Louisville was estimated to be 3.7% in 2019. 72.5% of the population over the age of 16 years or older are in the civilian labor force, while 27.5% are not in the labor force. A majority (71%) of the workers older than 16 years of age drove alone to work, 6.2% reported using public transportation, 12.8% worked from home, and 2.1% walked to work. The mean travel time to work was approximately 23.1 minutes. It is important to note that due to the impacts of the COVID-19 pandemic, the number of people who reported working from home could vary in the coming years depending on the recovery from the pandemic and potentially lasting changes in employee work habits. In Louisville, the top five employing industries were:

- 26.2% reported working in educational services, health care, and social assistance.
- 20.6% reported working in professional, scientific and management, and administrative and waste management services.
- 8.7% reported working in retail.
- 8.5% reported working in arts, entertainment, recreation, and accommodation and food services.
- 8.4% reported working in manufacturing.

The median family income in Louisville was \$134,715, and the mean family income was \$165,027. The median household income was \$103,017 and the mean household income was \$131,474. The median earnings for full-time, year round workers was much higher for males (\$90,648) than for females (\$56,779). Out of an estimated 5,285 families:

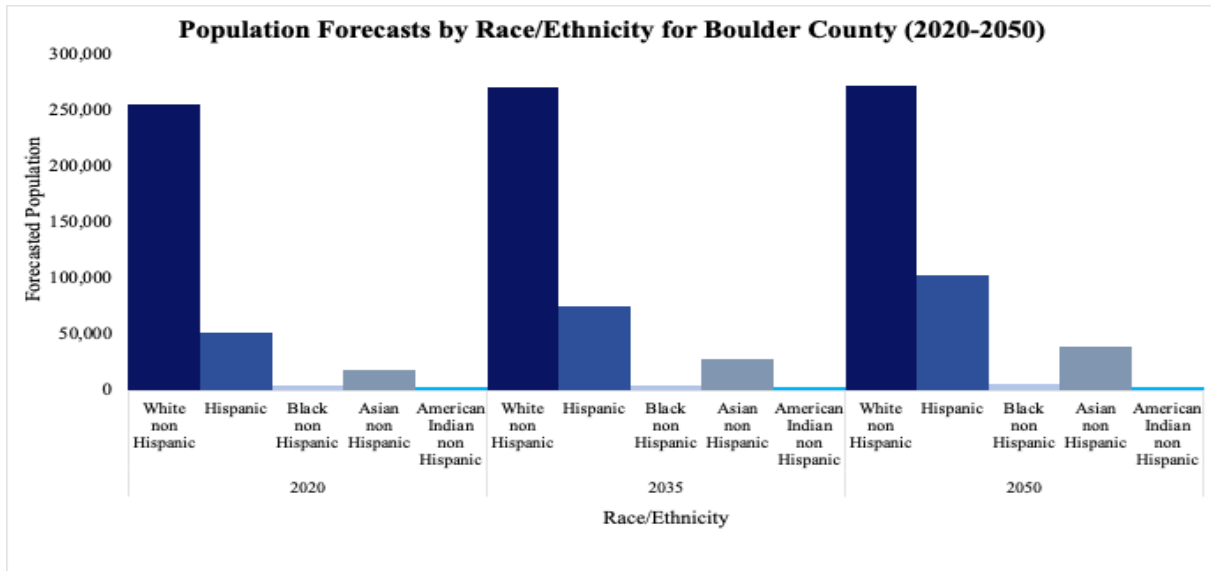
- 6.6% reported an income less than \$35,000 a year.
- 25.9% reported an income between \$35,000 and \$100,000.
- 67.5% reported an income over \$100,000.

The poverty rate in Louisville was estimated to be 5.9%. Finally, 97.6% of the population reported having health insurance coverage of some kind.

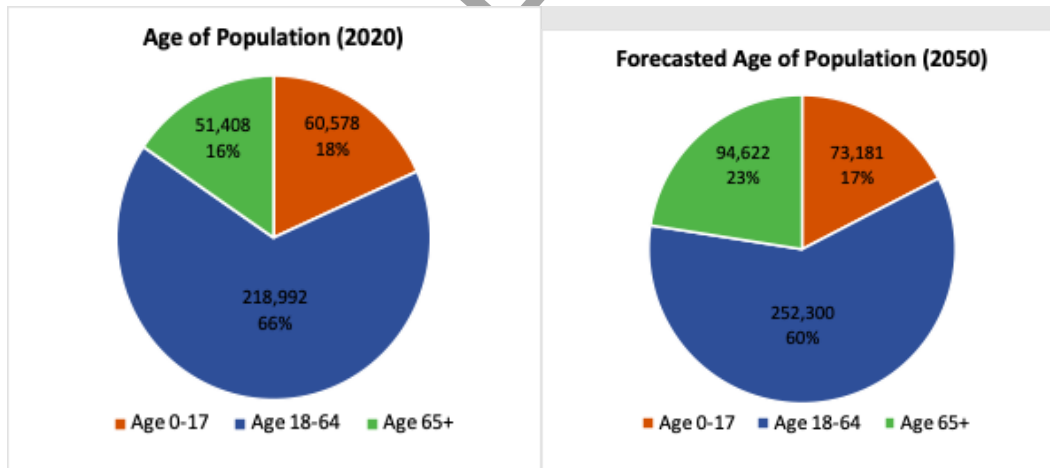
### **Forecasted Population Trends: Boulder County 2020-2050**

Forecast data provided by the Colorado State Demography Office projects that Boulder County's population will grow from 322,000 in 2020 to approximately 380,000 in 2035 and 420,000 in 2050. Like the United States and the state of Colorado, it is anticipated that the fastest growing segment of the population will be individuals who identify as Hispanic or Latino/a/x. Projections suggest that this population will nearly double between 2020 and 2050, ultimately accounting for approximately 25% of the total population. Additionally, growth of the White, non-Hispanic population will increase at a much slower rate, while the Asian population is also expected to double. This increase over time is represented in the below graph, which includes projected changes among other races and ethnicities between 2020 and 2050.

## Mayhoffer Farm Management Plan



It is also anticipated that as the population grows between 2020 and 2050 the total percentage of the population comprising various age cohorts will shift. As the two charts below demonstrate, the “Age 0-17” cohort will continue to account for 17-18% of the total population. However, the “Age 18-64” cohort is expected to decrease from 66% to 60% of the total population, while the “Age 65+” cohort is expected to nearly double, growing from 16% to 23% of the total population.



**Appendix 8: Wildlife Inventory**

*Potential Wildlife on the Mayhoffer Farm Property based on current and historic records from CTC, Dutch Creek, and Olson Open Spaces, as well as the Coal Creek Corridor which has riparian zones on the property.*

**Potential Wildlife on the Property**

**Amphibians/Reptiles**

Bullfrog  
Eastern Racer, Yellow-bellied Racer  
Western Milksnake, Milk Snake  
Smooth Green Snake, Smooth Greensnake  
Bullsnake, Gopher Snake  
Western Terrestrial Garter Snake  
Plains Garter Snake  
Snapping Turtle

*Lithobates catesbeianus*  
*Coluber constrictor*  
*Lampropeltis gentilis*  
*Opheodrys vernalis*  
*Pituophis catenifer*  
*Thamnophis elegans*  
*Thamnophis radix*  
*Chelydra serpentina*

**Insects/Spiders**

A Longhorn Beetle  
Locust Borer  
Seven-spotted Lady Beetle  
Convergent Lady Beetle  
Twenty-spotted Lady Beetle  
Billbug Weevil  
Black Blister Beetle  
Scarlet Malachite Beetle  
Japanese Beetle  
Small Milkweed Bug  
Jagged Ambush Bug  
Western Honey Bee  
Hunt's Bumble Bee  
An Ichneumonid Wasp  
Thread-waisted Sand Wasp  
European Paper Wasp  
Isabella Tiger Moth  
Gray Hairstreak  
Four-spotted Moth  
Monarch  
Mourning Cloak  
Painted Lady  
Western White  
European Mantis  
Mosaic Darner sp.

*Batyle suturalis*  
*Megacyllene robiniae*  
*Coccinella septempunctata*  
*Hippodamia convergens*  
*Psyllobora vigintimaculata*  
*Sphenophorus sp.*  
*Epicauta pennsylvanica*  
*Malachius aeneus*  
*Popillia japonica*  
*Lygaeus kalmii*  
*Phymata americana*  
*Apis mellifera*  
*Bombus huntii*  
*Compsocryptus sp.*  
*Ammophila sp.*  
*Polistes dominula*  
*Pyrrhoarctia isabella*  
*Strymon melinus*  
*Tyta luctuosa*  
*Danaus plexippus*  
*Nymphalis antiopa*  
*Vanessa cardui*  
*Pontia occidentalis*  
*Mantis religiosa*  
*Aeshna sp.*

## Mayhoffer Farm Management Plan

Ebony Jewelwing  
Bluet  
Striped Meadowhawk  
Peppered Jumping Spider  
Jumping spider sp.

*Calopteryx maculata*  
*Enallagma sp.*  
*Sympetrum pallipes*  
*Pelegrina galathea*  
*Phidippus octopunctatus*

### Birds

Cooper's Hawk  
Sharp-shinned Hawk  
Red-tailed Hawk  
Swainson's Hawk  
Turkey Vulture  
Mallard  
Canada Goose  
Killdeer  
Wilson's Snipe  
Rock Pigeon  
Eurasian Collared-Dove  
Mourning Dove  
Belted Kingfisher  
Yellow-billed Cuckoo  
Prairie Falcon  
American Kestrel  
Lazuli Bunting  
Blue Grosbeak  
Indigo Bunting  
Black-headed Grosbeak  
Western Tanager  
Brown Creeper  
American Crow  
Blue Jay  
Black-billed Magpie  
House Finch  
Lesser Goldfinch  
American Goldfinch  
Barn Swallow  
Cliff Swallow  
Northern Rough-winged Swallow  
Tree Swallow  
Red-winged Blackbird  
Brewer's Blackbird  
Bullock's Oriole

*Accipiter cooperi*  
*Accipiter striatus*  
*Buteo jamaicensis*  
*Buteo swainsoni*  
*Cathartes aura*  
*Anas platyrhynchos*  
*Branta canadensis*  
*Charadrius vociferus*  
*Gallinago delicata*  
*Columba livia*  
*Streptopelia decaocto*  
*Zenaida macroura*  
*Megaceryle alcyon*  
*Coccyzus americanus*  
*Falco mexicanus*  
*Falco sparverius*  
*Passerina amoena*  
*Passerina caerulea*  
*Passerina cyanea*  
*Pheucticus melanocephalus*  
*Piranga ludoviciana*  
*Certhia americana*  
*Corvus brachyrhynchos*  
*Cyanocitta cristata*  
*Pica hudsonia*  
*Haemorhous mexicanus*  
*Spinus psaltria*  
*Spinus tristis*  
*Hirundo rustica*  
*Petrochelidon pyrrhonota*  
*Stelgidopteryx serripennis*  
*Tachycineta bicolor*  
*Agelaius phoeniceus*  
*Euphagus cyanocephalus*  
*Icterus bullockii*

## Mayhoffer Farm Management Plan

Brown-headed Cowbird  
Common Grackle  
Eastern Meadowlark  
Western Meadowlark  
Gray Catbird  
Brown Thrasher  
Black-capped Chickadee  
Common Yellowthroat  
Yellow-rumped Warbler  
Yellow Warbler  
Orange-crowned Warbler  
Dark-eyed Junco  
Lincoln's Sparrow  
Song Sparrow  
Savannah Sparrow  
Spotted Towhee  
Vesper Sparrow  
American Tree Sparrow  
House Sparrow  
White-breasted Nuthatch  
European Starling  
House Wren  
Winter Wren  
Swainson's Thrush  
American Robin  
Western Wood-pewee  
Cordilleran Flycatcher  
Empidonax flycatcher  
Say's Phoebe  
Western Kingbird  
Warbling Vireo  
Great Blue Heron  
Black-crowned Night-Heron  
Northern Flicker  
Downy Woodpecker  
Great Horned Owl  
Double-crested Cormorant

### **Fish**

Virile Crayfish  
Green Sunfish  
Central Stoneroller

*Molothrus ater*  
*Quiscalus quiscula*  
*Sturnella magna*  
*Sturnella neglecta*  
*Dumetella carolinensis*  
*Toxostoma rufum*  
*Poecile atricapillus*  
*Geothlypis trichas*  
*Setophaga coronata*  
*Setophaga petechia*  
*Vermivora celata*  
*Junco hyemalis*  
*Melospiza lincolni*  
*Melospiza melodia*  
*Passerculus sandwichensis*  
*Pipilio maculatus*  
*Pooecetes gramineus*  
*Spizelloides arborea*  
*Passer domesticus*  
*Sitta carolinensis*  
*Sturnus vulgaris*  
*Troglodytes aedon*  
*Troglodytes hiemalis*  
*Catharus ustulatus*  
*Turdus migratorius*  
*Contopus sordidulus*  
*Empidonax occidentalis*  
*Empidonax sp.*  
*Sayornis saya*  
*Tyrannus verticalis*  
*Vireo gilvus*  
*Ardea herodias*  
*Nycticorax nycticorax*  
*Colaptes auratus*  
*Dryobates pubescens*  
*Bubo virginianus*  
*Phalacrocorax auritus*

*Faxonius virilis*  
*Lepomis cyanellus*  
*Campostoma anomalum*

## Mayhoffer Farm Management Plan

Creek Chub  
Fathead Minnow  
Johnny Darter  
Longnose Dace  
White Sucker

*Semotilus atromaculatus*  
*Pimephales promelas*  
*Etheostoma nigrum*  
*Rhinichthys cataractae*  
*Catostomus commersoni*

### **Mammals**

Mule Deer  
White-tailed Deer  
Coyote  
Red Fox  
Striped Skunk  
Raccoon  
Big Brown Bat  
Eastern Cottontail  
Porcupine  
Black-tailed Prairie Dog  
Rock Squirrel  
Fox Squirrel  
Eastern Racer, Yellow-bellied Racer

*Odocoileus hemionus*  
*Odocoileus virginianus*  
*Canis latrans*  
*Vulpes vulpes*  
*Mephitis mephitis*  
*Procyon lotor*  
*Eptesicus fuscus*  
*Sylvilagus floridanus*  
*Erethizon dorsatum*  
*Cynomys ludovicianus*  
*Otospermophilus variegatus*  
*Sciurus niger*  
*Coluber constrictor*

FINAL DRAFT



### Appendix 9: Vegetation Inventory

Potential flora that exists on the Mayhoffer Farm Property. This list includes both invasive and native plant species and could be useful in determining future management of invasive species. The numbers listed on the right end of the table indicate the species coefficient of conservatism.

Common Name	Scientific Name	Coefficient of Conservatism
Big Bluestem, Turkeyfoot	<i>Andropogon gerardii</i>	9
Desert False Indigo, Indigobush Leadplant	<i>Amorpha fruticosa</i> var. <i>angustifolia</i>	7
Boxelder	<i>Acer negundo</i>	7
Spotted Gayfeather	<i>Liatris punctata</i>	6
Hen-And-Chickens, Nylon Hedgehog Cactus	<i>Echinocereus viridiflorus</i>	6
Wild Plum	<i>Prunus americana</i>	6
Western Spiderwort	<i>Tradescantia occidentalis</i>	5
False Boneset	<i>Brickellia eupatorioides</i> var. <i>chlorolepis</i>	5
Skeletonweed, Brownplume Wirelettuce	<i>Stephanomeria pauciflora</i>	5
Umbrella Wort, Narrowleaf Four O'Clock	<i>Mirabilis linearis</i>	5
Wild Buckwheat, Spreading Buckwheat	<i>Eriogonum effusum</i>	5
Purple Prairie Clover	<i>Dalea purpurea</i>	5
Slimflower Scurfpea, Prairie Scurfpea	<i>Pediomelum tenuiflorum</i>	5
American Bugleweed	<i>Lycopus americanus</i>	5
Narrowleaf Cottonwood	<i>Populus angustifolia</i>	5
Peachleaf Willow	<i>Salix amygdaloides</i>	5
Scarlet Gaura, Scarlet Beeblossom	<i>Oenothera suffrutescens</i>	5
Common Hops	<i>Humulus lupulus</i>	5
Fleshy Hawthorn	<i>Crataegus succulenta</i>	5
Skunkbrush, Skunkbush	<i>Rhus aromatica</i> ssp. <i>trilobata</i>	5
Wild Grape, Riverbank Grape	<i>Vitis riparia</i>	5
Spanish Bayonet, Soapweed Yucca	<i>Yucca glauca</i>	4
Blue Grama Grass	<i>Bouteloua gracilis</i>	4
Fringed Sage	<i>Artemisia frigida</i>	4
Pasture Sage, Silver Wormwood	<i>Artemisia ludoviciana</i>	4
Spreading Fleabane	<i>Erigeron divergens</i>	4
Rush Skeletonplant, Skeletonweed	<i>Lygodesmia juncea</i>	4
Prairie Coneflower	<i>Ratibida columnifera</i>	4
White Prairie Aster	<i>Symphyotrichum ericoides</i> (group)	4
Ironplant Goldenweed, Spiny Goldenweed, Lacy Tansy-Aster	<i>Xanthisma spinulosum</i>	4

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Winged Dock, Veiny Dock	<i>Rumex venosus</i>	4
Plains Milkweed	<i>Asclepias pumila</i>	4
Blue Vervain	<i>Verbena hastata</i>	4
Blue Flax	<i>Linum lewisii</i>	4
Copper Mallow, Scarlet Globemallow	<i>Sphaeralcea coccinea</i>	4
Ciliate Willow Herb, Fringed Willowherb	<i>Epilobium ciliatum</i>	4
Hairy Evening-Primrose, Evening-Primrose	<i>Oenothera villosa</i>	4
Western Virgin's Bower	<i>Clematis ligusticifolia</i>	4
	<i>Prunus virginiana ssp.</i>	
Chokecherry	<i>melanocarpa</i>	4
Long-leaved Groundcherry	<i>Physalis longifolia</i>	4
	<i>Schoenoplectus acutus</i>	
Tule Bulrush, Hardstem Bulrush	<i>ssp. acutus</i>	3
	<i>Schoenoplectus</i>	
Softstem Bulrush	<i>tabernaemontani</i>	3
Western Ragweed, Ragweed	<i>Ambrosia psilostachya</i>	3
	<i>Ambrosia psilostachya</i>	
Western Ragweed, Ragweed	<i>var. coronopifolia</i>	3
Golden Aster, Hairy False Goldenaster	<i>Heterotheca villosa</i>	3
Brittle Prickly-Pear, Brittle Cactus	<i>Opuntia fragilis</i>	3
Big-Root Pricklypear Cactus, Plains Prickly-Pear,		
Twistspine Picklypear	<i>Opuntia macrorhiza</i>	3
	<i>Symphoricarpos</i>	
Western Snowberry	<i>occidentalis</i>	3
Wild Licorice	<i>Glycyrrhiza lepidota</i>	3
Showy Milkweed	<i>Asclepias speciosa</i>	3
	<i>Populus deltoides ssp.</i>	
Plains Cottonwood	<i>monilifera</i>	3
Coyote Willow, Sand Bar Willow	<i>Salix exigua</i>	3
Prickly Poppy, Thistle Poppy	<i>Argemone polyanthemus</i>	3
Poison Ivy, Western Poison Ivy	<i>Toxicodendron rydbergii</i>	3
Broadleaf Cattail	<i>Typha latifolia</i>	2
Fetid Marigold, Dogweed	<i>Dyssodia papposa</i>	2
Umbrellawort, Wild Four O'Clock, Heartleaf Four		
O'Clock	<i>Mirabilis nyctaginea</i>	2
Indian Hemp, Hemp Dogbane	<i>Apocynum cannabinum</i>	2
Mintweed	<i>Salvia reflexa</i>	2
Cutleaf Nightshade	<i>Solanum triflorum</i>	2
Gumweed, Curlycup Gumweed	<i>Grindelia squarrosa</i>	1
Common Sunflower, Annual Sunflower	<i>Helianthus annuus</i>	1
Toothed Spurge, Green Poinsettia	<i>Euphorbia dentata</i>	1
Velvetweed, Lizard-Tail Gaura, Butterfly Weed	<i>Oenothera curtiflora</i>	1
Wild Garlic	<i>Allium vineale</i>	*
Asparagus	<i>Asparagus officinalis</i>	*

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Water Hyacinth	<i>Eichhornia crassipes</i>	*
Crested Wheatgrass	<i>Agropyron cristatum</i>	*
Smooth Brome	<i>Bromus inermis</i>	*
Japanese Brome, Thunberg's Brome	<i>Bromus japonicus</i>	*
Cheatgrass, Downy Brome	<i>Bromus tectorum</i>	*
Stinkgrass	<i>Eragrostis cilianensis</i>	*
Meadow Fescue	<i>Festuca pratensis</i>	*
Witchgrass	<i>Panicum capillare</i>	*
Kentucky Bluegrass	<i>Poa pratensis</i>	*
Intermediate Wheatgrass	<i>Thinopyrum intermedium</i>	*
Queen Anne's Lace	<i>Daucus carota</i>	*
Common Burdock	<i>Arctium minus</i>	*
Devil's Beggarticks	<i>Bidens frondosa</i>	*
	<i>Carduus nutans ssp.</i>	
	<i>macrolepis</i>	*
Musk Thistle	<i>Centaurea diffusa</i>	*
Diffuse Knapweed, Tumble Knapweed	<i>Centaurea stoebe</i>	*
Spotted Knapweed	<i>Cichorium intybus</i>	*
Chicory	<i>Cirsium arvense</i>	*
Canada Thistle, Creeping Thistle	<i>Cirsium vulgare</i>	*
Bull Thistle	<i>Erigeron canadensis</i>	*
Horseweed, Marestalk, Canadian Fleabane	<i>Lactuca serriola</i>	*
Prickly Lettuce	<i>Onopordum acanthium</i>	*
Scotch Thistle, Cotton Thistle		
Cutleaf Viper Grass, Mediterranean Serpent-Root,		
False Salsify	<i>Scorzonera laciniata</i>	*
Perennial Sowthistle	<i>Sonchus arvensis</i>	*
Common Sowthistle	<i>Sonchus oleraceus</i>	*
Common Dandelion	<i>Taraxacum officinale</i>	*
Yellow Salsify, Salsify, Yellow Goatsbeard	<i>Tragopogon dubius</i>	*
	<i>Tripleurospermum</i>	
	<i>inodorum</i>	*
Scentless Chamomile, Scentless Mayweed	<i>Verbesina encelioides</i>	*
Cowpen Daisy, Crownbeard	<i>Berteroa incana</i>	*
Hoary Alyssum	<i>Capsella bursa-pastoris</i>	*
Shepherd's Purse	<i>Chorispora tenella</i>	*
Purple Mustard, Crossflower	<i>Lepidium draba</i>	*
Hoary Cress, Whitetop		
Perennial Pepperweed, Whitetop, Broadleaved		
Pepperweed	<i>Lepidium latifolium</i>	*
Water-Cress	<i>Nasturtium officinale</i>	*
Kochia, Burning-Bush, Summer-Cypress	<i>Bassia scoparia</i>	*
Russian Thistle	<i>Salsola australis</i>	*
Bouncing Bet, Soapwort, Sweet William	<i>Saponaria officinalis</i>	*
Red Champion, Whitecockle Champion	<i>Silene dioica</i>	*
Black Bindweed	<i>Fallopia convolvulus</i>	*

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Curly Dock	<i>Rumex crispus</i>	*
Common Teasel	<i>Dipsacus fullonum</i>	*
Honeysuckle	<i>Lonicera sp.</i>	*
Alfalfa	<i>Medicago sativa</i>	*
White Sweet-Clover, White Clover	<i>Melilotus albus</i>	*
Black Locust	<i>Robinia pseudoacacia</i>	*
Locust	<i>Robinia sp.</i>	*
Purple Crownvetch	<i>Securigera varia</i>	*
Red Clover	<i>Trifolium pratense</i>	*
White Dutch Clover	<i>Trifolium repens</i>	*
Redstem Filaree, Common Stork's-Bill	<i>Erodium cicutarium</i>	*
Northern Catalpa	<i>Catalpa speciosa</i>	*
Horehound, White Horehound	<i>Marrubium vulgare</i>	*
Spearmint	<i>Mentha spicata</i>	*
Catnip	<i>Nepeta cataria</i>	*
Green Ash	<i>Fraxinus pennsylvanica</i>	*
	<i>Fraxinus pennsylvanica</i>	
Green Ash	<i>var. lanceolata</i>	*
Dalmation Toadflax, Balkan Toadflax	<i>Linaria dalmatica</i>	*
Ribwort Plantain, Buckhorn Plantain	<i>Plantago lanceolata</i>	*
Common Plantain, Broadleaf Plantain, Greater		
Plantain	<i>Plantago major</i>	*
Moth Mullein	<i>Verbascum blattaria</i>	*
Common Mullein	<i>Verbascum thapsus</i>	*
Hybrid Mullen	<i>Verbascum x pterocaulon</i>	*
Leafy Spurge	<i>Euphorbia virgata</i>	*
Common St. John's-Wort, Klamath Weed	<i>Hypericum perforatum</i>	*
White Poplar	<i>Populus alba</i>	*
Crack Willow	<i>Salix fragilis</i>	*
Hollyhock	<i>Alcea rosea</i>	*
Cheeseweed, Common Mallow, Dwarf Mallow	<i>Malva neglecta</i>	*
Purple Loosestrife	<i>Lythrum salicaria</i>	*
Hairy Willow-herb, Great Willowherb	<i>Epilobium hirsutum</i>	*
Russian Olive	<i>Elaeagnus angustifolia</i>	*
Sulfur Cinquifol	<i>Potentilla recta</i>	*
Siberian Elm, Chinese Elm	<i>Ulmus pumila</i>	*
Field Bindweed	<i>Convolvulus arvensis</i>	*
Buffalobur	<i>Solanum rostratum</i>	*
Puncturevine	<i>Tribulus terrestris</i>	*
Pondweed	<i>Potamogeton sp.</i>	N/A
Bulrush	<i>Scirpus sp.</i>	N/A
Fleabane	<i>Erigeron sp.</i>	N/A
Goldenrod	<i>Solidago sp.</i>	N/A
Smartweed	<i>Persicaria sp.</i>	N/A

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Woodsorrel	<i>Oxalis sp.</i>	N/A
Buttercup	<i>Ranunculus sp.</i>	N/A
Hawthorn sp.	<i>Crataegus sp.</i>	N/A
Wild Rose	<i>Rosa sp.</i>	N/A
Ground-Cherry	<i>Physalis sp.</i>	N/A
Horsetail Sp.	<i>Equisetum sp.</i>	N/A

### Appendix 10: Mayhoffer Farm Open Space Management Team

This Management Plan has been developed by Boulder County Parks & Open Space, the City of Louisville, and the City of Lafayette in collaboration with three graduate students from the Masters of the Environment Program at the University of Colorado, Boulder. These students are Ethan Abner, Cara Potter, and Jena Van Gerwen. Their primary partners during the project were Tina Nielsen, Special Projects Manager for Boulder County Parks & Open Space; Rob Burdine, Open Space Superintendent for the City of Lafayette; and Ember Brignull, Open Space Superintendent for the City of Louisville.

FINAL DRAFT

## **Appendix 11: Acknowledgements**

Throughout this project, the team received generous support from many Boulder County, Louisville, and Lafayette staff. The team would like to extend special thanks to:

### **Boulder County Staff**

Robert Alexander, Senior Resource Specialist; Melissa Arnold, Conservation Easement Program Manager; Carol Beam, Cultural Resources Project Coordinator; Luiz Blanco-Bertolo, Youth Corps Manager; Nik Brockman, Web Administrator; Audrey Butler, Water Resource Program Supervisor; Meredith Dutlinger, GIS Specialist; Dave Hoerath, Wildlife Biologist; Therese Glowacki, Parks & Open Space Director; Mary Jo Langstraat, Senior Paralegal Specialist; Conrad Lattes, County Attorney; Michelle Marotti, Education and Outreach; Raquel Robles, Administrative Technician; Ernst Strenge, Natural Resource Planner; Joe Swanson, Weeds Supervisor; Andy Tyler, Trails Supervisor; Janis Whisman, Real Estate Division Manager

### **Lafayette Staff**

Matt Espinoza, Open Space Technician; Ben Mazal, Assistant to the Director; Martin Ogle, Contract Outreach and Education Coordinator; Lexie Sierra-Martinez, Natural Resources Coordinator; Monte Stevenson Parks, Recreation and Open Space Director

### **Louisville Staff**

Deb Ayers, Parks Maintenance Technician III; Catherine Jepsen, Open Space Specialist; Conor McCormick, Ranger Naturalist; Nathan Mosley, Director of Parks, Recreation, and Open Space; Nick Potopchuk, Parks Maintenance Technician III; Steve Roels, Senior Natural Resource Specialist; Benjamin White-Patarino, Ranger Naturalist; Rob Zuccaro, Director of Planning and Building Safety, Planning

Members of the county and city advisory bodies were also crucial in the scoping and approval of this plan:

### **Boulder County Parks & Open Space Advisory Committee**

Jenn Archuleta, Trace Baker, Paula Fitzgerald, Janet George, James Krug, Tony Lewis, Steven Meyrich, Ann Obenchain, Heather Williams

### **Boulder County Commissioners**

Matt Jones, Claire Levy, Marta Loachamin

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### **Lafayette Open Space Advisory Committee**

Luke Arrington, Dave Belin, Katie Christiansen, Allison Hamm, Josh Kuhn, Lynn Riedel, Tim Shafer, Joseph Smith, Stephanie Walton

### **Lafayette City Council**

Tim Barnes, Chelsea Behanna, Tonya Briggs, Jamie Harkins, Mary Lynn Macsalka, JD Mangat, Fritz Sprague, Stephanie Walton, Brian Wong

### **Louisville Open Space Advisory Board**

David Blankinship, Charles Danforth, Laura Denton, Jessamine Fitzpatrick, Peter Gowen, Helen Moshak, Thomas Neville, Anneliese Steele

### **Louisville City Council**

Mayor Ashley Stolzmann, Kyle M. Brown, J. Caleb Dickinson, Deborah Fahey, Chris Leh, Jeff Lipton, Dennis Maloney

The student team would like to thank Keith Bateman, the current agricultural lessee at the Mayhoffer Farm, for his willingness to collaborate and assist in site visits and planning discussions, as well as offering his unique insight as the primary steward of the property for the past five years.

The student team would also like to thank Angela Myers from Thorne Nature Experience for facilitating the connection with the Promotores and aiding in the dinner engagement event that provided crucial insight from the traditionally underrepresented and underserved Latinx community in this area. Translation services provided by Language USA have also been crucial for reaching goals of increased accessibility and inclusion throughout the engagement, planning, and approval processes.

## Appendix 12: Public Comment

### Summary of Comments from Advisory Boards and Committees Presentation, Oct. 21, 2021

#### Comments and Questions

**Dave Belin:**

I really like how you tried to balance having a trail corridor along with agricultural usage and wildlife habitat and think you did a nice job of balancing all of those various demands on these parcels. In reading through some of your reports and the survey and outreach you did, I think it adds a lot to what your final recommendations really are here taking into account that community input.

**Helen Moshak**

I wanted to follow up on the discussion about the land acknowledgment and maybe even calling it a people's acknowledgement... In many parts of the story map and the management plan when the discussion is about interpretive resources and signage, there's a careful approach to how we go about addressing these items, like indigenous people and historical uses and current goals for the property. I think we haven't been careful enough in this document and were not consistent in that and often indigenous people are left out of parts of descriptions throughout the document. I would love to provide some feedback and notes on areas where I noticed some of those differences and I really want to make the plea for including a simple statement now that really we can't wait any longer and this is something that needs to be addressed. The goal is to do this well and the process of engaging stakeholders and identifying and delivering on follow-up actions is really important. This ongoing work and is a great opportunity for us to make a very simple statement on the traditional territory of this land...

**Josh Kuhn**

So that question about access makes me think about ADA accessibility to the property and how that works. Like if you park a mile and half away from the property, is that ADA accessible to the property?

Also, maybe its outside the scope of this land management plan, but something for everyone to consider is just creating greater accessibility to this property if the opportunity were to arise through various management plans or parking and things like that.

#### Discussion and Deliberation

### Boulder County POSAC

**Tony Lewis**

If we were to make a recommendation to approve the management plan as written, where do the details get fleshed out about the plan. The student team did a great job at taking the plan to a place where we have a pretty good understanding of the major strategies. But at what level of detail do we want to say we approve this plan and staff are going to flesh this out,



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### **Tina Nielsen**

It's pretty normal that in a management plan, all those design details are not fleshed out and that would normally happen once it gets on the capital improvements project list, and we start figuring out timing then we start fleshing out the design to understand the costs associated so we can get funding allocated since all of this will be done jointly. So, you know, because these things can be expensive and because its sometimes complicated, it does have to get on the priority list and come up for that funding allocation. Therefore, it can take a few years to get done.

### **Lafayette OSAC**

#### **Lynn Riedel**

I just wanted to say that I am very pleased with the plan and think its laid the groundwork for moving forward on not only trail concepts and ADA accessibility, but also restoration and wildlife habitat, future improvements, and shifts in agriculture and water use. I would like to urge us to continue to think about that long range view and how this property sits in the larger landscape in terms of wildlife habitat and corridors, bird habitat, etc., using this excellent plan as a launch,

#### **Allison Hamm**

I'm still a bit confused about the wetland area and cattle usage and understand that there's currently an agricultural plan and we can't change that right now. I certainly would like to see a way to keep cattle out of wetlands and out of the creek in the future and understand they need to drink so I'm not implying this is an easy solution. But I am hoping that would be a goal for the future, because if we are worrying about wildlife and environment, cattle in the water is definitely not a good thing,

#### **Josh Kuhn**

The management plan is fantastic, and I don't have any feedback or suggestions on the environmental aspects, but I am a little bit hung up on the access and the question I asked earlier. While I am out of my expertise, I still was wondering if any kind of analysis was done to determine if areas where people will park to use this ADA accessible trail is adequate. I just want to ensure we are not creating this fantastic ADA accessible trail but it's like an island—meaning its challenging to access.

#### **Dave Beilin**

This is a great management plan. Thank you so much to the student team for all of your work. I thought some of the research, surveys, outreach, and public input was really valuable for this management plan, The overall framework and your recommended trail, use of agriculture, and otherwise just overall big picture plan—I support it. Some of the details being asked about can be filled in later or considered to improve the plan, but I think conceptually as a framework and management plan, I like it and support it.

### **Louisville OSAB**

#### **Peter Gowen**

I find that the management plan is consistent with the Louisville open space charter, the ordinance, and existing IGAs between the three agencies. It does a good job, and I am prepared to support it as submitted.

#### **Helen Moshak**

I still want to honor and be sure that in this process we have an open comment. I know that this vote is recommending a plan that is still in the process and that will still be edited. To have my support I think

## Mayhoffer Farm Management Plan

we still need to do more work on the land and person acknowledgement and the work on making sure the interpretive sections always include a section for native peoples. I think this is a really terrific framework and I can appreciate how much work was done on it from the student team. I know if this was left to us, it would have been a much longer process and challenging to get as much feedback. It was wonderful what you've done to engage people throughout this process, so I really want to ensure that that spirit and intention is fully honored. So perhaps if you could speak to my concerns and my advocacy for the land and people acknowledgment and some reconciliation with the education and interpretation section. I would be very happy to provide comments and feedback and go through the document if that helps.

The action is making that simple acknowledgment and there's great depths to the other parts of it. We are looking for something as simple as a statement on a sign. You know a QR code or with audio cueing where we can really tell the story and get to the plan about the actions and say "here's the process that's going to continue and you can be a part of it" but we are missing the boat if we don't take the action now.

### **Dave Blankinship**

I was looking at the trails use regulation section and the part in there reads a bit poorly in some ways—such as when it talks about non-motorized bikes then it says e bikes are allowed. In the interest of standardizing against what the county regulations are, I would suggest we match in general what the county does for regional trails and their open space properties. I also do not like non-enforceable regulations like 5 AM-10 PM. Just open it 24 hours. We are not dealing with residential areas within 100 feet or anything like that so I would scratch the hours and standardize only allowing class 1 and class 2 e-bikes. Lets just keep it simple—if someone veers of the regional coal creek trail and on this other trail, I just want to make sure there's a consistent guideline and body of rules to follow.

Another thing I wanted to bring up, is that the only thing that concerns me is that you all are graduating in two months and ownership of this document could be difficult to find so I think we should discuss a formal hand off and who will be the main driver

### **Charles Dansforth**

As everyone else has said, I think this is great and I can't wait to get out there and use this in the next decade. Addressing some of the comments on ADA accessibility did great. I think the only thing is we need to look at this trail in the larger system. This is an alternate route connecting around coal creek trail so I don't think it will receive a dramatic increase in use, but I think it having a loop will be great and that we will see a lot of commuter traffic which will be great. So I'm curious to see where this will end up in 10 years' time

### **Peter Gowan**

For purposes of the big picture management plan, this have it. As I already said, I'm ready to move forward with approval as submitted. There's a lot of work that goes into managing these properties and this management plan simply provides a framework for how the operational decisions will be made. For purposes of meeting that threshold, this nails it.

### **Jessamine Fitzpatrick**

Thank you very much Jena, Cara, and Ethan, you've done a terrific job, I know this is a complicated project and I thought you all did a wonderful job on many respects so thank you do much for your contributions to our communities. I would like students and staff when making changes and

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adjustments to consider or revisit maintenance of vegetative resources as described on page 45 of the draft management plan. Everything in that category is a medium and I know for our staff in particular, we put a lot of time into weed management and other stewardship of vegetation, and particularly in the riparian area that is outside of the leased area. We would like you to consider making it a higher priority because I know its something that requires resources, finances, and staff time. So thank you again for your help and consideration of that possible adjustment.

### Public Comment from Virtual Open House, Oct. 5, 2021

#### Webinar Chat:

**Matt Adler #1:**

Thank you guys! This is fantastic.

**Matt Adler #2:**

Further east on the Coal Creek Trail in Lafayette there are signs and pictures that talk about the history of the Vulcan and other mines. Also, just off the trail west of 287 near Stage Station Way there are signs about the history of the stagecoach stop and some preservation of the area. I think these are nice examples of preserving the history of the area and I would be happy to see something similar for the new trail!

**Matt Adler #3:**

I didn't look for this in the report, but how will the road crossing be handled on Empire Rd for the new trail?

**Daniel Zietlow #1:**

Would you provide some more information on the proposed amenities along the trail (shelters, interpretive stops, etc.)?

**Daniel Zietlow #2:**

Thanks for the info! I live right near the trail and would be excited to see an expansion. For engaging with the Latinx community, like you mentioned, I could imagine large shelters or areas that could accommodate lots of folks to get together. Looking forward to seeing more from the project.

**Therese Glowacki #1:**

Did you consider any recommendations for sustainable farming practices, soil conservation practices, etc. as you were working on this plan?

**Therese Glowacki #2:**

The story map is great!

**Trace Baker:**

Need to leave early. Excellent draft plan and presentation. Will look at the Story Map over the next few days.

**Webinar Verbal Questions:**

**Matt Adler:**

Hi everybody— my name is Matt and I live right near the trails here in fact I can hear the marching band which is just off to the side right now playing from my open window

I really want to thank you guys for setting this out here. I walk through this farm probably twice a day every day since I primarily work from home. I really like that we're adding another trail with the option A. I think that will be really useful for a lot of the community that live right here and for expanding the ADA space which is definitely needed. As far as that Aquarius trail, I had a friend that wiped out on his bike and had to go to get patched up afterwards and it is definitely steep and having an alternative is excellent

I would like to strongly consider us proposing option B to you all if possible at all. I feel that the connection from crossing S boulder road on the Harney-Lastoka trail, would be a lot closer to connecting to this trail rather than needing to double back to empire to get around there. And having a loop would just be really useful for a lot of the community for biking and walking dogs and exercise and I understand it's right near the water treatment facility and the farm so there are definitely challenges but **I would push for option B if that is possible**

So not really a question, I just am really excited about this and when I saw there was a new trail coming in, even if it's just option A, that's fantastic so I just wanted to thank you guys

**Trace Baker:**

In preparation for this meeting I did go out and ride the existing trails and roads on the perimeters off the property here and I did come encounter one visitor and she said that she had read the plan and there was one note in it about how the lack of lighting had discouraged people from visiting the property during darkness. This visitor wanted to strongly recommend against adding lighting because she said that she really valued going out and looking at the stars and listening to night sounds. So, I'll pass that on for her. Full disclosure I am a member of Boulder County Parks & Open Space POSAC and am a volunteer ranger and I'm making this comment as a private individual and not as a member of those two organizations. Thank you

**Tim Schafer:**

My name is Tim Schafer and I am on the Lafayette Open Space Advisory Committee and I appreciate the opportunity to see this presentation. I'm sort of thumbing through the story map as were going a long and this is great! I can't wait to dig in on the story map a little more its well put together. Similarly, I haven't gotten through all of the plan but kind of looked at is as I could and was just curious about any recommendations you all had for protections of the riparian zone there. As I see in the report, it was identified that there were a number of important aquatic species, some of those are state listed species that have been found in coal creek there and I notice from the county's comprehensive plan was that shows up as zone 1 for Preble's Meadow Jumping Mouse habitat and we just know that riparian zones are pretty important there and I see that the trail alignment there is looking at a crossing there of coal

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creek and I'm just curious what you all have come up with in terms of any protections of the riparian zone

For full disclosure I should say I'm also a wildlife biologist for BCPOS but not participating on this team— I'm showing up as a member of LOSAC

**Public Comments Received Through Web Form:**  
**Up-to-date comments can be found at**  
<https://bouldercountyopenspace.org/comments/mayhoffer/submitted>

**David Blankenship**, Louisville, Oct. 21, 2021

Section 2.1.6 of the management plan has a section entitled "Trail Use Regulations and Non-Motorized Bicycle and Pedestrian Public Access". I would like to make a few modifications to the proposed regulations:

- (1) Let's standardize on Boulder County Parks and Open Space policy and only allow class 1 and 2 e-bikes. Also, in the interest of consistency, let's remove the word "Non-Motorized" from the section title.
- (2) Given the commuting and regional nature of the Coal Creek Trail system that this connects to, we should strongly consider not having designated hours allowed for trail use. I would have the trail be open 24 hours per day, 7 days per week instead.

In terms of more general comments on the proposal trail alignments:

- (1) I would like to see the safety of the underpass at Highway 42 on the southwest end of the new proposed trail be improved. The width and height of the underpass probably can't be modified, but I proposed to the City of Louisville staff a couple years ago that lighting be added (likely solar powered) and I think that the time to do this is when the other trail changes are happening in the area.
- (2) The concept of a soft surface trail is indicated in the plan, but it would be good to also acknowledge that a hard surface might be needed in more flood prone areas adjacent to the creek or the mining-related wetlands.
- (3) We should make sure that the desire for trails in the southwest corner of the property is passed along to the group that is redesigning Highway 42. Let's not necessarily assume that they realize the desirability of trails in that area around the 90-degree turn in Highway 42. In essence, option C for the trail might be desirable, but just not within the context of this management plan.

**Karen Widomski**, Lafayette, Oct. 11, 2021

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Thank you for your work on this plan and the opportunity to comment. I applaud the effort to create an ADA accessible trail option in this beautiful area. I would just encourage the southern access of the proposed trail (in all options) be located far enough east, away from the underpass, to minimize user conflicts. I regularly bike this section of Coal Creek trail and the west side of the underpass is a bit of blind spot for trail users heading in both directions. Cyclists heading west downhill from Aquarius trailhead pick up maximum speed exactly where it looks like this new trail would intersect with the existing trail.

**Tomas Bartulec**, Lafayette, Oct. 11, 2021

Hello,

Thank you for the opportunity to provide some comments about Mayhoffer Farm Open Space. I live very close to the open space for the past 9 years and I walk daily on Coal Creek trail. I see you have proposed three options, where two are not recommended. That leaves only one option. What I am missing from this is a basic objective which access points we want to connect - within Mayhoffer Farm and surrounding areas (like Coal Creek Trail, Louisville Sports Complex, Downtown Louisville, Hwy 42/Lock St, etc.). When we have that figured out then we should be able to have a long term project developed that can be carry out in phases over multiple years. What I see from your draft is that we don't have a lot of money, so we will do just a little bit. It's ok to start small, but it would be very nice to have a long term goals that can be accomplished if more resources/money become available in near/far future.

I do see you want to accommodate the agricultural lessee, which is understandable. What I can tell from looking at the property every day from my window throughout the day is that not much activity is happening there. They prepare the soil in Spring, cut hay one or twice a year and get stuff ready for winter. I would say maybe 7-10 days a year total somebody is there. So we don't want public to access the northeast portion of the property (option B), because there might be a tractor on site? I know that other communities do place "no access/agriculture use" signs on trails when there is operation so public is not interfering with heavy machinery. Or like 7th generation farm just north of there, they can cut grass, use trails (not put signs up) and everything is fine? (yes, people can wait a few minutes to let the tractor pass by). I would not really want to see option B dismissed just because there might be a tractor on site.

What I did not find in the draft was livestock on property. For the past nine years, I believe livestock was there only this year in Spring for just a few weeks. If the agricultural lessee will have cows on property, then you have to plan for additional fencing/gates. That's not covered in your draft altogether (unless I missed it).

Thank you!

**Zack Tupper**, Lafayette, Oct. 11, 2021

I live on the other side of South Boulder Rd, about a 1/4 mile from this site. I just looked at the proposed plan and am thrilled to see this space staying as open space! I believe there was an attempt a few years ago to develop a portion into more residential with a hydraulic fracturing

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well. That would have been really really sad. We live in Lafayette because of the farms and open space. Losing them would make many of us second guess why we live here.

Anyway... super happy with the plan you've been developing! Excited to see BoCo collaborating with CU as well. If I were to choose I'd suggest Option 3. Creating a lollipop would allow for nice extensions for folks who run in this area. It would also be nice to have a few spots to jump onto the lollipop from 96th and/or Empire.

Again... Thank you so much for not developing this space into more residential!

**Kari A Baars**, Lafayette, Oct. 11, 2021

Option A and Option C seem to be the best options for having blended use for all communities. I think option C seems to be the best idea as it sounds like eventually this is a goal to have the path extend in that area.

I appreciate that there are many options for multiple uses of this area.

**Casey Lyons**, Lafayette, Oct. 08, 2021

First, please pardon my previous comment (Comment #1). I made it when I was more full of fire than information. I'm hoping to correct that here.

Based on the info in this draft plan, I'd like to present an alternate history of the Mayhoffer/Kerr family: They seized land that wasn't theirs and immediately set to work destroying the short grass prairie ecosystem that had existed there for ~30,000 years. Shortly after the Kerr/Mayhoffer arrival, the discovery of coal on the property led to the extraction and combustion of a material that would render the land unfit for anything but agriculture and later present an existential threat to humanity. The family hunted wildlife to extinction, embraced ecologically harmful farming practices like the use of chemical pesticides, insecticides, herbicides and fertilizers, and secured the future use of these things before cashing out and selling the property to the public for a 79 percent markup. And all that in 160 years. I am not sure why we lionize them.

As regards the trail plan, I favor option C, which provides ADA-friendly Coal Creek connectivity and gives exercisers a loop trail which would be a similar experience to Teller Farm but without the backtracking or the parking of two cars. As a regular cyclist, I can tell you Empire Road is already bike friendly (it just needs some paint) and that no one is going to ride on Courtesy Road unless there is a protected/separated bike lane. Even so, we have something like that in Lafayette along 287 (between the Jax pedestrian overpass and Baseline), but the adjacent neighborhoods, without bike infrastructure, still offer the better way to get around. Most cyclists around here would rather spend more time on a safe and aesthetic route than have the most direct way. (If Louisville needs some bike infrastructure advice, they should tunnel under the railroad to connect the new trail north of S. Boulder Rd. with the existing network of neighborhood trails to the west of the tracks.)

## Mayhoffer Farm Management Plan

Regarding “Education and Interpretation,” Lafayette has similar signage to what’s being proposed and they are vandalized, disused, or present a very one-sided interpretation of the land. The signs around Rock Creek Farm/Stearns Lake celebrate the destruction (“taming”) of the prairie; the coal-history signage on the Coal Creek Trail west of Public Road is dull and impossible to read; the “Raptor Rapture” sign south of Coal Creek Meadows is vandalized and lacks utility for wildlife ID. If people are interested in coal, can’t we direct them to the Mining Museum in Lafayette? (The peak ID sign at Aquarius is great, though.)

Cattle should be completely excluded from Coal Creek itself with fencing to preserve the riparian corridor on town-owned land, and livestock should instead watered via a stock tank, hydrologically isolated manmade pond, or via access to an extant irrigation ditch. Cow poop contributes to springtime e. coli blooms in Coal Creek. Plus, in our arid conditions, it takes years for cow poop to breakdown into its constituent parts that are useful to plant growth. It’s not like cows poop ready-to-go fertilizer. If cows pooped ready-to-go fertilizer, the farm wouldn’t need chemical fertilizers; this is not the case.

Furthermore, the use of agricultural chemicals should be discontinued within a Chemical Exclusion Zone around Coal Creek. Insecticides, pesticides, herbicides, and fertilizer are entering the waterway here to the detriment of the creek, its ability to support wildlife, and downstream use/users. If agriculture is not economically viable without the use of such inputs, then it is neither economically viable nor ecologically wise for our community.

Prairie dogs should be managed using permaculture techniques. In 2017, Lafayette voters enacted the Climate Bill of Rights, which grants rights to ecosystems. Prairie dogs are a well-known keystone species to the short-grass prairie providing food to a bevy of carnivores, and their disused tunnels house burrowing owls, among others. Removing prairie dogs impinges the ecosystem’s voter-granted right to exist. Together with adjacent publicly owned properties, we are presented here with an opportunity to create a large connected zone for wildlife, encourage the return of mesocarnivores (lynx, coyotes, mink, foxes, etc.) and view a semi-functional prairie ecosystem. (Semi-functional because we’re unlikely to have an alpha predator; we can truck in some bison from nearby farms to graze it periodically, however.) Yes, it will take time to recover, but probably less time than it took to destroy. Wouldn’t a semi-functional prairie ecosystem (rare to nonexistent in this or any area) be more impressive to see than a monoculture farm or some signs that celebrate coal mining?

Build a shaded and elevated platform/blind for wildlife viewing instead of the two or three picnic tables, which would be farther from a parking area than most picnickers are willing to tote their gear. Lafayette has other areas, such as the Public Road Trailhead, that are already heavily impacted by impervious surfaces and could more easily support a shade structure or a public BBQ. Or add to that rock circle thingy where the Harney-Lastoka Trail splits off from Coal Creek.

Fund a ranger or support the training of volunteer rangers, such as are used in the Indian Peaks Wilderness.



## Mayhoffer Farm Management Plan

As time gets on, we will realize that there is no higher use for the land than to preserve the natural world as the natural world. Beyond nature for its own sake, however, natural land is what draws people to an area to live and spend their money. This is our chance to do something beautiful and meaningful.

**Riley Mancuso**, Lafayette, Oct. 07, 2021

The following sentence is included in the draft management plan: " Unfortunately, the discovery of gold, the rush of new prospectors, and the beginnings of permanent settlement throughout the burgeoning city of Boulder displaced many of the tribes and led to violence and conflict."

What liberal whitewashing, going to such lengths to avoid saying the truth, which is: "White settlers violated the treaty and violently attacked Indigenous people, killing them and stealing their land, which we now acknowledge (vaguely, without admitting how we still reap material benefits from this genocide every day), yet refuse to do anything else to make restitution." Stop trying to do f\*\*king meaningless land acknowledgements. Just return all public space in Boulder County to the stewardship of Indigenous tribes.

Since you of course would never consider that, I would like to make the following suggestions for the use of the stolen land now called the Mayhoffer Farm property: the highest priorities should be restoration of riparian habitat and preservation of sustainable agricultural operations. An ADA-accessible trail is fine, but I think that it's pointless and undesirable to waste space and funds on recreational use. There's already an excess of recreational park spaces across Boulder County, and many nearby 3-season picnic shelters exist closer to populated neighborhoods and are frequently deserted. Neither is it particularly important to me that the space include development for "educational" purposes, since I suspect any educational materials produced by the team behind this plan will include exactly the sort of saccharine revisionist history seen in the draft, and quoted at the top of my comment.

**Jessica Gribble**, Lafayette, Oct. 07, 2021

Thank you very much for bringing a diverse group of people to work on these plans. I appreciate the city's desire to use the land well, and I appreciate the opportunity for the public to comment. Your plans sound great, and I'll look forward to the changes and improvements.

**Stuart Langley**, Lafayette, Oct. 06, 2021

Given the short term of the agricultural lease is it feasible to negotiate subsequent lease such that the agricultural use that impedes option B could be mitigated. Perhaps it is also possible to transfer enough land from the lease to mitigate the concern related to proximity to the water treatment plant. Even if 10's of acres are lost to what is leasable, this seems a minor cost to improve public (who paid for the land) experience. Along the same lines, how disruptive would it be to have a trail along the ditch that bisects the Mayhoffer section? While we don't want to overly diminish the value of the agricultural lease, some diminishment for the benefit of the public is worthwhile.

## Mayhoffer Farm Management Plan

**Paul DesRocher**, Lafayette, Oct. 06, 2021

First off, thanks for conducting this planning process. The plan looks great, however, I believe the scope needs to be widened a bit.

Regarding the proposed trail options, I believe options B & C jointly offer the most promise. Adding more trails to this open space will encourage more use and increase it's utility. While I agree that recreation is how most use this space, adding more trails will also better connect Lafayette and Louisville and potentially reduce auto trips.

I also believe the plan partners need to be thinking about better ACCESS to the open space. In particular, a safe (grade-separated) crossing at or near Hwy 42 and Empire Drive is warranted given the significant development at DELO and now the proposed addition of new trails at the open space. The at-grade crossing currently at Hwy 42 do little to pique curiosity to explore this great resource.

Another issue not mentioned in the plan is the lack of sidewalk/side path along Empire Rd. (the old one cutting through the site, not Hwy 42). This is a beautiful country road that connects several open spaces and trails, but there are no bike/ped facilities at all along it. Trail Option C does add a portion of trail to the road, but something that reaches to the Coal Creek Trail crossing at Empire Rd or even all the way through to 104th would be helpful to better connect residents to this historical and cultural resource.

Again, thank you for the hard work that's gone into the plan. As a resident of the area, I look forward to walking, running, biking along the new trails soon!

**Scott Belonger**, Louisville, Oct. 05, 2021

In my opinion, Option B provides the best combination of increased trail connectivity and passive recreation opportunities. Providing an ADA accessible and family friendly alternative to the current Coal Creek Trail at Aquarius should be a top priority and Option B provides that while also adding loop opportunities for the adjacent neighborhoods and trail users that may access from the exist parking at the Louisville Sports Complex.

I suggest that the current Future 42 planning project be added to Section 1.5. This plan should include the anticipated future shared use path along CO 42 so it can be more easily implemented with that project.

**Michael Malcy**, Lafayette, Oct. 04, 2021

I like it just the way it is. Nice big open fields. They are beautiful to look at. Coal Creek trail is close by if you want to take a walk. Why not improve the trails we have?

**Debbie Wilmot**, Lafayette, Oct. 04, 2021

## Mayhoffer Farm Management Plan

**Eric Vogelsberg**, Boulder, Oct. 03, 2021

Mayhoffer Farm Management Plan, p. 28, "The trail shall be closed from 5 a.m. to 10 p.m., 7 days a week...."

**Lisa Michot**, Lafayette, Oct. 03, 2021

Please do not add additional lighting and ruin the night sky views. I prefer the options B and C which provide for more trails and a loop. Please preserve the natural beauty of the open space and do not add any additional structures or public art. Please keep it wild.

**Kyle Babcock**, Lafayette, Oct. 01, 2021

Preserving the land would be extremely beneficial to wildlife and I fully support this proposal.

**Casey Lyons**, Lafayette, Oct. 01, 2021

I would be mad to do anything but preserve this area for wildlife and support the Coal Creek riparian zone. To celebrate the human history of the area is to put used toilet paper in a museum. Save Coal Creek, full stop.

### Public Comments Received Through E-mail

**Flo. B.**, Lafayette, Oct. 4, 2021.

Hello Everyone,

I am writing because I want my voice to be heard.

I live in Lafayette, my family has been here for 11 years. My main comment is to STOP building on every inch square of nature there is.

Nature is needed for our well-being in general. Nature is needed for other animal species to live. Nature is needed for us all. Nature is needed; Money is wanted (not needed).

I remember participating in the survey that CU students had a few months ago. I was walking with my kids and my pets along Coal Creek when the CU students asked for a few minutes of my time. The Coal Creek trail is fantastic, even if it climbs steeply as the trail heads to Louisville. This is good exercise for everyone. Coal Creek trail and space around it -not like the Coal Creek trail housing addition that ruins the nature feel of the Coal Creek corridor. Huge expensive houses that have no style or character -just a pile of bricks on concrete.

It is nice to enjoy a separation between cities as well. Green boundaries between Lafayette and Louisville should prevail. A very large fraction of residents in either Lafayette or Louisville has chosen to live here because of the sub-urban feel of the small cities. Remember, the cities cannot grow indefinitely into an urban sprawl. You will lose your residents.

My voice and perspective on the Mayhoffer Farm Open Space is to leave it as is. It is a beautiful open space that Coal Creek trail passes through. People enjoy the mountain views, the fresh air, the little mountain to climb up and down before reaching Louisville. It is a nice area as it is.

Please do not put concrete over grass and habitats. If anything, plant a few trees! Oxygen provided by trees is more important to the overall survival of our species than money for a few mayors/cities and mega contractors. Thank you.

**Miah Dancy**, Lafayette, Sept. 30, 2021 (Neighboring Owner with Restrictive Covenant)

## Mayhoffer Farm Management Plan

- Did the proposed Option A trail alignment take into account water rights on my property and the effects that a 20ft -50ft wide trail corridor will have on historic flood irrigation practices for my property from Kerr #1 ditch.
- The 2 main reasons for pursuing trail option A instead of other alignments. Both reasons (application of insecticides and movement of equipment) deal with impacts to your current lease holder. I would like to learn a little more about these impacts.
  - How many times a year would Keith be impacted?
  - We also apply insecticides, so the alignment of Trail Option A would be impacted by us spraying insecticides.
  - Your plan states that option B would negatively impact the economic feasibility of the ag operations.
    - How much of an impact?
    - Who determined the cost of the impact?
    - Was there a comparison of the impact vs the additional construction cost of Option A
- Do you have estimates for construction of all 3 options. Options A, B and C
- One of your listed Pro's for recommending Option A is "this trail alignment would lead to greater open space immersion for trail users". I would like to hear the thought process on this statement. The recommended trail location is actually avoiding your property and shifting the burden of "open space immersion" to your neighboring property owners instead of a minor seasonal operational burden to your lessee if you pursued option B. I guess I don't understand why the trail is being pushed to perimeter, impacting neighboring property owners instead of the trail following irrigation ditches and providing interior access to the Mayhoffer open space.

**Jay and Kristen Schultz**, Lafayette, Sept. 28, 2021 (Neighboring Owner with Conservation Easement)

Overall, our main thoughts are:

- If there is going to be a trail, then we personally prefer the other Option C. In addition to the added benefit of a longer loop, it would also provide a safe access alongside Empire Rd which currently doesn't exist. Empire Rd seems to get a lot of bike/foot traffic as a more direct path to downtown Louisville and cars often speed down that road; the bend in particular can often hide visibility. We think any kind of off-street access for pedestrians would be a big plus for the community.
- Is there a benefit by having the trail alongside private property lines called out in the plan? Specifically compared to a more central path within the open space. It seems like it would be better scenery to have open space on both sides of the trail vs just one side. (Bobolink trail or White Rocks comes to mind as examples)
- We didn't see any mention of a prairie dog mitigation strategy. Is that planned at all since the proposed trail would currently go through a current colony?