



# Land Use Department

Courthouse Annex  
2045 13<sup>th</sup> Street ♦ 13<sup>th</sup> & Spruce Streets ♦ Boulder, Colorado 80302 ♦ (303) 441-3930  
<http://www.bouldercounty.us/lu/>

## BOARD OF COUNTY COMMISSIONERS

### AGENDA ITEM

MONDAY, NOVEMBER 24, 2008 – 11:30 AM

Hearing Room, Third Floor, Boulder County Courthouse

### PUBLIC HEARING

**STAFF PLANNER:** Greg Oxenfeld

**RE:** Docket SU-07-005: CITY OF BOULDER (Marshall Mesa Trailhead) SU/SSDP

**Request:** Special Use Review / Site Specific Development Plan for a Public or Quasi-Public Facility (other than specifically listed in the Land Use Code) that includes a trailhead parking lot.

**Location:** At 1842 S. Foothills Highway, south of Boulder, on the east side of S. Foothills Highway and south of Marshall Drive, in Section 21, T1S, R70W

**Zoning:** Business (B) / Agricultural (A)

**Applicant:** City of Boulder Open Space & Mountain Parks Department

### SUMMARY:

The Land Use Department finds that the City of Boulder's request for Special Use Review and Site Specific Development Plan review for the Marshall Mesa trailhead can meet applicable criteria of the County Land Use Code with certain conditions and with the applicant's commitments of record.

### BACKGROUND:

The subject site consists of an irregular-shaped parcel consisting of approximately 2.33 acres and has been zoned Business for several years. Previous improvements on the site include a service station building constructed in the 1960's that was later occupied by Fiesta Liquor and Ras Kassas restaurant in the 1980's. The property was acquired by Marshall Mesa Office Park, LLC in 1999 and the existing building was demolished. They subsequently were approved to construct a 6,054 square-foot office building through approval of a Site Plan Review (SPR-99-253). The building did not receive a certificate of occupancy because conditions for the SPR were never fully met. The owners at that time also decided to apply for a Special Use Review (SU-00-14) to construct another 6,300 square-foot office and medical use building on the site, but the application was tabled indefinitely on December 4, 2001. The 6,054 square-foot building sat vacant for a period of time before the City of Boulder acquired the property in 2004. The City subsequently deconstructed the building and began the process to establish the site as a trailhead parking lot. The decision to develop a trailhead at this location was predicated on removing the existing trailhead and small parking area to the east along Marshall Road. In 2006, the City applied for a Site Plan Review process (SPR-06-078) to change the use from vacant to a recreational use for the trailhead. One of the conditions required a traffic report to confirm that the traffic counts would not exceed 150 average daily trips (ADT) in order to avoid Special Use Review.

However, after the City had constructed the majority of improvements associated with the trailhead, the Land Use staff and the applicant determined that the traffic would probably exceed 150 ADT, and it was determined that the trailhead was accessory to the recreation use (trails on adjacent open space), so the applicant submitted this application for a trailhead as a Public or Quasi-Public Facility (other than specifically listed in the Land Use Code). During the review of this application, staff discovered that the Pavilion that had been constructed was shown on the survey of the property to be setback 9.6 feet from the south property line where 0 or 12 feet is required (from the side yard – Section 4-109E of the Land Use Code). As a result, the applicant amended their application to include the subject 2.33 acres with adjoining open space property resulting in a 72.12-acre parcel and therefore resolving the setback issue. A new deed was recorded August 28, 2008. Also during the review of this application, the County Land Use and County Transportation Departments requested that a Traffic Impact Study should be completed by a professional traffic engineer and that traffic counts be conducted during the spring (2008) in order to obtain information when traffic volumes would be higher. The final Traffic Study was prepared by Short Elliott Hendrickson, Inc. (SEH) that is dated July 22, 2008 and was submitted to Boulder County on July 30, 2008. The applicant has now provided all of the information that has been requested and therefore this application is ready to proceed to a hearing process.

#### **DISCUSSION:**

The City of Boulder Open Space and Mountain Parks is requesting Special Use Review and Site Specific Development Plan review for the Marshall Mesa trailhead. The majority of the trailhead improvements were constructed in the fall of 2006 and opened in December 2006. The driveway onto Marshall Road is striped for right turn in and right turn out of the trailhead per the State Highway Department access permit. Currently, the trailhead parking lot provides parking space with a capacity for 61 cars and six horse trailers. Only 46 spaces of the 61 were made available for trailhead users in the City's attempt to keep the total number of ADT below 150. The horse trailer parking is separated from the car parking and is located in the western portion of the property. Additionally, to separate hikers and bikers from horse traffic, the site plan shows a small horse corral placed at the southwest corner of the site near Hwy. 93. Another plan to separate the hikers and bikers from the horses is provided by separate gates along the southern property line into the trail system. Other improvements on the site include a Restroom building and an Interpretive Pavilion, along with trailhead information signs and a picnic table. The City has also installed native plant landscaping to blend with the surrounding property.

#### **REFERRAL RESPONSES:**

This proposal was referred to usual agencies, departments, and adjacent property owners (within 1,500 feet). The referral responses received by the Land Use Department are summarized below:

**Boulder County Transportation** – Requested additional information on Site Plan and Grading Plan, and requested additional information regarding Stormwater Management / Erosion Control and Drainage Report (*which have now been approved*); requested additional information concerning the driveway design and requested a Traffic Impact Study (*which was submitted*).

**Boulder County Parks & Open Space** – Note their greatest concerns are site capacity and safety. They also question the trip generation methodology. They recommend that a copy of the state well permit should be checked to see if landscape watering is an allowable use.

**Colorado Dept. of Transportation (CDOT)** – Note an Access Permit has been issued and that permit is in good standing with CDOT.

**Boulder County Public Health** – Note that they issued a new permit for vaulted privies which were approved on 9/20/06. They also note land disturbance and Stormwater Management regulations.

**United Power** – Note service territory with map.

**County Building Division / County Sheriff's Office / Rocky Mountain F.P.D. / CDOT** – All note they have reviewed the proposal and have no conflicts.

**Adjacent Property Owners** – (Shrum) notes clarification with the application materials. (Gabriella) notes a concern with the size of the parking area, and notes water and sewage disposal recommendations. Two other property owners noted they have reviewed the proposal and have no conflicts with the request.

**County Land Use Department** – has determined, based on the submitted Improvement Survey Plat, that the Pavilion (metal structure) is setback 9.6 feet from the south property line where 0 or 12 feet is required from a side yard (Section 4-109E of the Land Use Code). Staff also finds that the water pump house is located approximately 104 feet from the centerline of State Hwy. 93 where 110 feet is required (Section 7-1403B of the Land Use Code).

*The applicant has responded to the referral comments and has provided full-sized, scaled drawings of the Grading Plan and note they will apply for a Stormwater Discharge Permit. They note the parking lot base material includes a 6" road base, Class 6, compacted to 95% proctor and the access is sized to meet county standards. The Marshall Mesa trailhead was identified in the Open Space Mountain Parks (OSMP) Visitor Master Plan (VMP) as a major capital project. The VMP was reviewed and unanimously accepted by the Boulder City Council in 2005 and the plan had extensive public process, including more than 60 public meetings from 1999 to 2005. Subsequently, the Marshall Mesa-Southern Grasslands Trail Study Area Plan was completed which recommended the construction of the Marshall Mesa trailhead. The former off-street trailhead parking along Marshall Drive was partially in the road right-of-way and posed safety concerns. The new trailhead was planned to provide visitor parking capacity and services to accommodate the high level of use in the larger Marshall Mesa area.*

#### **CRITERIA ANALYSIS:**

The Land Use staff has reviewed the conditions and standards for approval of a Special Use Review for a Public or Quasi-Public Facility (other than specifically listed in the Land Use Code) that includes a trailhead parking lot, per **Section 4-601** of the Boulder County Land Use Code, and finds the following:

- (1) *Complies with the minimum zoning requirements of the zoning district in which the use is to be established, and will also comply with all other applicable requirements;***

The subject site is zoned Business (B) and the added property is zoned Agricultural (A). The use of the property for a trailhead in the B zone is not listed as an allowed primary use in this zone district. However, Section 4-109B.14.f. of the Land Use Code does provide for Special Use Review / Site Specific Development Plan for a Public or Quasi-Public Facility (other than specifically listed in the Land Use Code), so a trailhead parking lot can be considered in this review. The application is also being reviewed under the Special Use criteria because the use will generate more than 150 average daily vehicle trips. The applicant has amended their application to include the subject 2.33 acres with adjoining open space property resulting in a 72.12-acre parcel and therefore resolving the setback issue with the Pavilion structure.

**(2) Will be in harmony with the character of the neighborhood and compatible with the surrounding area;**

The Land Use Department finds the use of the subject site as a trailhead is compatible with the adjacent land use to support the existing open space trails in the Marshall Mesa area. This site will also help resolve the safety concerns at the former trailhead site along Marshall Road.

**(3) Will be in accordance with the Boulder County Comprehensive Plan;**

The entire subject property is now 72.12 acres in size. The existing land use designations on the subject property include:

- Environmental Conservation Area (ECA) – Boulder Mountain Parks/South Boulder
- Open Corridor Streamside – Boulder Creek
- The site is also visible from State Highways 93 and 170, and Public Lands owned and maintained by Boulder Open Space and Mountain Parks.

The area that will be utilized for the trailhead improvements is 2.33 acres in size, and the only designation on this portion of the subject property is Environmental Conservation Area (ECA) – Boulder Mountain Parks/South Boulder. The Marshall Mesa trailhead was identified in the Open Space Mountain Parks (OSMP) Visitor Master Plan (VMP) as a major capital project. The VMP was reviewed and unanimously accepted by the Boulder City Council in 2005 and the plan had extensive public process, including more than 60 public meetings from 1999 to 2005. Subsequently, the Marshall Mesa-Southern Grasslands Trail Study Area Plan was completed which recommended the construction of the Marshall Mesa trailhead.

OS 6.01 in the Comprehensive Plan states, “Trails and trailheads shall be planned, designed, and constructed to avoid or minimize the degradation of natural and cultural resources, especially riparian areas and associated wildlife habitats.” The proposal is consistent with the Boulder County Comprehensive Plan. The proposal does not conflict with any land use designations or goals included the Plan.

**(4) Will not result in an over-intensive use of land or excessive depletion of natural resources;**

Staff finds that the proposal will not result in an over-intensive use of land or excessive depletion of natural resources. The parking lot and trailhead improvements are clustered in an area that has historically been utilized for a variety of business zone uses.

**(5) Will not have a material adverse effect on community capital improvement programs;**

No referral response indicates any adverse effect on community capital improvement programs.

**(6) Will not require a level of community facilities and services greater than that, which is available;**

The applicant does have a permitted well on the property. However, the applicant notes that Boulder Open Space and Mountain Parks does not provide potable water at trailheads because they would have to guarantee potability and they do not want to assume that liability where well water is the water supply. A permit for the onsite wastewater system was issued by Boulder County Public Health for the Vaulted Outhouse in 2006.

**(7) *Will not result in undue traffic congestion or traffic hazards;***

The former off-street trailhead parking along Marshall Drive was partially in the road right-of-way and posed safety concerns. The new trailhead was planned to provide visitor parking capacity and services to accommodate the high level of use in the larger Marshall Mesa area. A Traffic Study – Final Report from Short Elliot Hendrickson, Inc. (SEH) dated July 22, 2008, was submitted to Boulder County. The project study area includes two intersections that are potentially impacted by traffic from this development, including SH 170 (Eldorado Springs Drive) / SH 93; and SH 170 (Marshall Mesa Trailhead Access. Traffic counts, pedestrian counts, speed data and parking lot counts were collected from Friday May 9, 2008 to Sunday May 11, 2008. There is also an open area within the Colorado Department of Transportation (CDOT) right-of-way north of the site that operates as an unofficial RTD park and ride. Per the traffic data in the Traffic Study, this area is also used by some of the patrons of the Marshall Mesa Trailhead. Patrons of the Marshall Mesa Trailhead generally use this area as overflow parking. The Traffic Study concludes that opening the parking lot to its full 61-space capacity would not trigger any incremental negative traffic operations or safety impacts in 20 years compared to leaving the lot at its current 46 parking space configuration. Opening the additional spaces would also maximize parking on site and minimizes the necessity for visitors to park in the overflow area north of SH 170 and subsequently cross SH 170 as pedestrians. The Traffic Report does include several mitigation measures should a problem arise where traffic operations and safety are diminished and a significant proportion of pedestrians are crossing SH 170 to access Marshall Mesa Trailhead.

**(8) *Will not cause significant air, odor, water, or noise pollution;***

The proposal will not cause any significant and/or long-term air, odor, or noise pollution. Public Health and the Transportation Department have noted a Stormwater Discharge Permit is necessary for land disturbances of one acre or more, and the applicant has agreed to the permit requirement. A Drainage Report prepared by Loris and Associates, Inc. was revised January 7, 2008. The Report notes that the proposed development will consist of the gravel parking lot and that the gravel surface will create an impervious area of approximately 7.6 % of the 2.3-acre site. The removal of the previous building and paved parking lot has reduced the developed runoff from this site. The Report notes that by following Boulder County Drainage guidelines for the release rates of the 10-year and 100-year runoff, the developed runoff should not adversely impact surrounding properties or drainage systems.

**(9) *Will not require amendment to the Regional Clean Water Plan;***

No amendment to the Regional Clean Water Plan is necessary.

**(10) *Will be adequately landscaped, buffered, and screened;***

Staff finds the proposed parking lot will be effectively screened. The applicant notes that the flora and fauna on this site have been seriously ignored for many years with the previous business zoned uses and structures. The current landscape plan for the site includes additional trees and shrubs and grasses to all areas other than the parking and privy area.

**(11) *Will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of Boulder County;***

The proposal, if approved, will not be detrimental to the health, safety, or welfare of the present or future inhabitants of Boulder County, if the Applicant adheres to the conditions of approval listed below.

**PLANNING COMMISSION:**

The County Planning Commission held a public hearing regarding this request on October 15, 2008. Jim Rehder of the City Open Space and Mountain Parks Department summarized the history and process, and noted the additional 15 parking spaces are ready for use. The Planning Commission concurred with the staff recommendation and recommended approval on a 7-0 vote with the conditions proposed by staff.

**RECOMMENDATION:**

The Land Use staff and Planning Commission find that the request does meet applicable criteria for a Special Use Review as noted above, and recommend that the Board of County Commissioners **APPROVE, Docket SU-07-005: CITY OF BOULDER (Marshall Mesa Trailhead) SU/SSDP** Special Use Review / Site Specific Development Plan subject to the following conditions:

1. The Applicant shall be subject to all applicable State of Colorado requirements regarding land disturbance and Stormwater General Permit for Construction Activities, and shall present any required permits to the County Land Use Department prior to receiving final inspection approval for the improvements on site.
2. The Applicant shall complete the process for the necessary grading and building permits from the County Land Use Department Building Division.
3. The Applicant shall comply with all Colorado Department of Transportation (CCDOT) requirements and pursue all necessary mitigation measures should a problem arise where traffic operations and safety are diminished and a significant proportion of pedestrians are crossing SH 170 to access Marshall Mesa Trailhead as may be determined by CDOT, including the measures identified in the Traffic Study – Final Report from Short Elliot Hendrickson, Inc. (SEH) dated July 22, 2008.
4. The Applicant shall be subject to the terms, conditions, and commitments of record for Docket SU-07-005: City of Boulder (Marshall Mesa Trailhead).



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## CERTIFICATE OF RESOLUTION

TO: Board of Boulder County Commissioners  
FROM: Boulder County Planning Commission  
DATE: October 21, 2008  
RE: Docket SU-07-005

This certifies that at a public hearing of the Planning Commission, County of Boulder, State of Colorado, duly called and held on October 15, 2008, the following resolution was duly adopted.

Be it resolved that the Planning Commission, County of Boulder, State of Colorado, recommends to the Board of County Commissioners that the following request be APPROVED, by a vote of 7 in favor, 0 against, 0 abstaining and 1 absent.

### Docket SU-07-005: CITY OF BOULDER (Marshall Mesa Trailhead) SU/SSDP

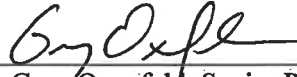
Request: Special Use Review / Site Specific Development Plan for a Public or Quasi-Public Facility (other than specifically listed in the Land Use Code) that includes a trailhead parking lot.  
Location: At 1842 S. Foothills Highway, south of Boulder, on the east side of S. Foothills Highway and south of Marshall Drive, in Section 21, T1S, R70W  
Zoning: Business (B) / Agricultural (A)  
Applicant: City of Boulder Open Space & Mountain Parks Department

The request was APPROVED subject to the following conditions:

1. The Applicant shall be subject to all applicable State of Colorado requirements regarding land disturbance and Stormwater General Permit for Construction Activities, and shall present any required permits to the County Land Use Department prior to receiving final inspection approval for the improvements on site.
2. The Applicant shall complete the process for the necessary grading and building permits from the County Land Use Department Building Division.
3. The Applicant shall comply with all Colorado Department of Transportation (CDOT) requirements and pursue all necessary mitigation measures should a problem arise where traffic operations and safety are diminished and a significant proportion of pedestrians are crossing SH 170 to access Marshall Mesa Trailhead as may be determined by CDOT, including the measures identified in the Traffic Study – Final Report from Short Elliot Hendrickson, Inc. (SEH) dated July 22, 2008.
4. The Applicant shall be subject to the terms, conditions, and commitments of record for Docket SU-07-005: City of Boulder (Marshall Mesa Trailhead).

This request has been scheduled for final consideration by the Board of County Commissioners on November 24, 2008 at 11:30 a.m., in the Hearing Room, Third Floor, Boulder County Courthouse.

**BOULDER COUNTY PLANNING COMMISSION**



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by Greg Oxenfeld, Senior Planner  
for Dale Case, Secretary to the Board

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# Land Use Department

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## **BOULDER COUNTY PLANNING COMMISSION**

### **MINUTES**

**October 15, 2008**

**AFTERNOON SESSION – 1:30 PM**

**EVENING SESSION – 5:30 PM**

**Hearing Room, Third Floor,  
County Courthouse, Boulder**

2

### **PUBLIC HEARINGS**

4

#### **AFTERNOON SESSION – 1:30 PM**

6 On Wednesday, October 15, 2008, the Boulder County Planning Commission held a regular afternoon session, convening at 1:31 p.m. and adjourning at 4:15 p.m.

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10 Commissioners Present: Janet Ackermann, Neal Anderson, Barbara Connors, John Gerstle, Karl Kurtz, Sharon Menard, and Pat Shanks.

12 Commissioner Absent: Scott Holwick.

14 Staff Present: Dale Case (Land Use Director), Barbara Andrews (Assistant County Attorney), Janice Biletnikoff, Justin Gindlesperger (County Transportation Department), Abigail Janusz, Meredith Lanning, Pat Mayne (Deputy County Attorney), Greg Oxenfeld, Anita Riley (County Transportation Department), Kim Sanchez, Chad Schroeder (County Transportation Department) and Ron West (County Parks Department).

20 Interested Other(s): 14-16.

#### **MINUTES/MISCELLANEOUS BUSINESS {DAT Tape 1}**

22

#### **APPROVAL OF THE SEPTEMBER 17, 2008 MINUTES:**

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26

**MOTION: Karl Kurtz MOVED that the Boulder County Planning Commission APPROVE the Minutes for September 17, 2008 as written.**

28           **SECOND:**     Barbara Connors.

30           **VOTE:**        Motion PASSED. {6 to 0}

32           **ABSTAINED:** John Gerstle.

34     **APPROVAL OF THE CORRECTED MINUTES FOR AUGUST 20, 2008:**

36           **MOTION:**     Janet Ackermann **MOVED** that the Boulder County Planning Commission  
38                   replace the previously approved Minutes for August 20, 2008 with the  
                    corrected Minutes for August 20, 2008.

40           **SECOND:**     Barbara Connors.

42           **VOTE:**        Motion PASSED. {6 to 0}

44           **ABSTAINED:** John Gerstle.

**Docket SU-07-005: CITY OF BOULDER (Marshall Mesa Trailhead) SU/SSDP**  
**{DAT Tape 1}**

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48     GREG OXENFELD, Senior Planner presented the application for The City of Boulder Open Space &  
50     Mountain Parks Department, for a Special Use Review / Site Specific Development Plan for a Public or  
52     Quasi-Public Facility (other than specifically listed in the Land Use Code) that includes a trailhead  
54     parking lot. The proposed project is located in the Business (B) and Agricultural (A) Zoning Districts, at  
56     1842 S. Foothills Highway, south of Boulder, on the east side of S. Foothills Highway and south of  
58     Marshall Drive, in Section 21, T1S, R70W. Staff recommended CONDITIONAL APPROVAL as  
60     outlined in the staff recommendation, dated October 15, 2008.

62     *At this time Commissioner Menard welcomed John Gerstle to the Planning Commission.*

64     {DAT Tape 1}

66     **SPEAKERS:** Jim Reeder (City of Boulder Open Space and Mountain Parks) Applicant – 66 South  
68     Cherryvale Road.

70     **PUBLIC HEARING OPENED.**

72     **SPEAKERS:** None.

74     **PUBLIC HEARING CLOSED.**

76           **MOTION:**     Janet Ackermann **MOVED** that the Boulder County Planning Commission  
78                   **CONDITIONALLY APPROVE** and recommend that the Board of County  
80                   Commissioners conditionally approve SU-07-005: CITY OF BOULDER  
82                   (Marshall Mesa Trailhead) SU/SSDP subject to the four (4) conditions set  
84                   forth in the staff recommendation:

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**CONDITIONS of APPROVAL:**

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1. The Applicant shall be subject to all applicable State of Colorado requirements regarding land disturbance and Stormwater General Permit for Construction Activities, and shall present any required permits to the County Land Use Department prior to receiving final inspection approval for the improvements on site.

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2. The Applicant shall complete the process for the necessary grading and building permits from the County Land Use Department Building Division.

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3. The Applicant shall comply with all Colorado Department of Transportation (CDOT) requirements and pursue all necessary mitigation measures should a problem arise where traffic operations and safety are diminished and a significant proportion of pedestrians are crossing SH 170 to access Marshall Mesa Trailhead as may be determined by CDOT, including the measures identified in the Traffic Study – Final Report from Short Elliot Hendrickson, Inc. (SEH) dated July 22, 2008.

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4. The Applicant shall be subject to the terms, conditions, and commitments of record for Docket SU-07-005: City of Boulder (Marshall Mesa Trailhead).

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**SECOND: Barbara Connors.**

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**VOTE: Motion PASSED Unanimously. {7 to 0}**

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**Docket SU-08-001: ALL SEASONS CHALICE CHURCH SU/SSDP**  
**{DAT Tape 1}**

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*At this time the Planning Commission took at ten-minute break to review materials that were erroneously omitted from the Staff Recommendation Packets.*

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JANICE BILETNIKOFF, AICP, Planner II presented the application for All Seasons Chalice Church/The StarHouse, c/o David Tresemer and Earthstar LLC, for a Special Use Review and Site Specific Development Plan for a Use of Community Significance, for the expansion of existing church activities. The proposed project is located in the Forestry (F) Zoning District, at 3476 Sunshine Canyon Road, in Section 15, T1N, R71W. Staff recommended CONDITIONAL APPROVAL as outlined in the staff recommendation, dated October 15, 2008.

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{DAT Tape 1}

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**SPEAKERS:** Rosi Koopmann (Agent) – 3665 Smuggler Place; David Tresemer – 3472 Sunshine Canyon Road.

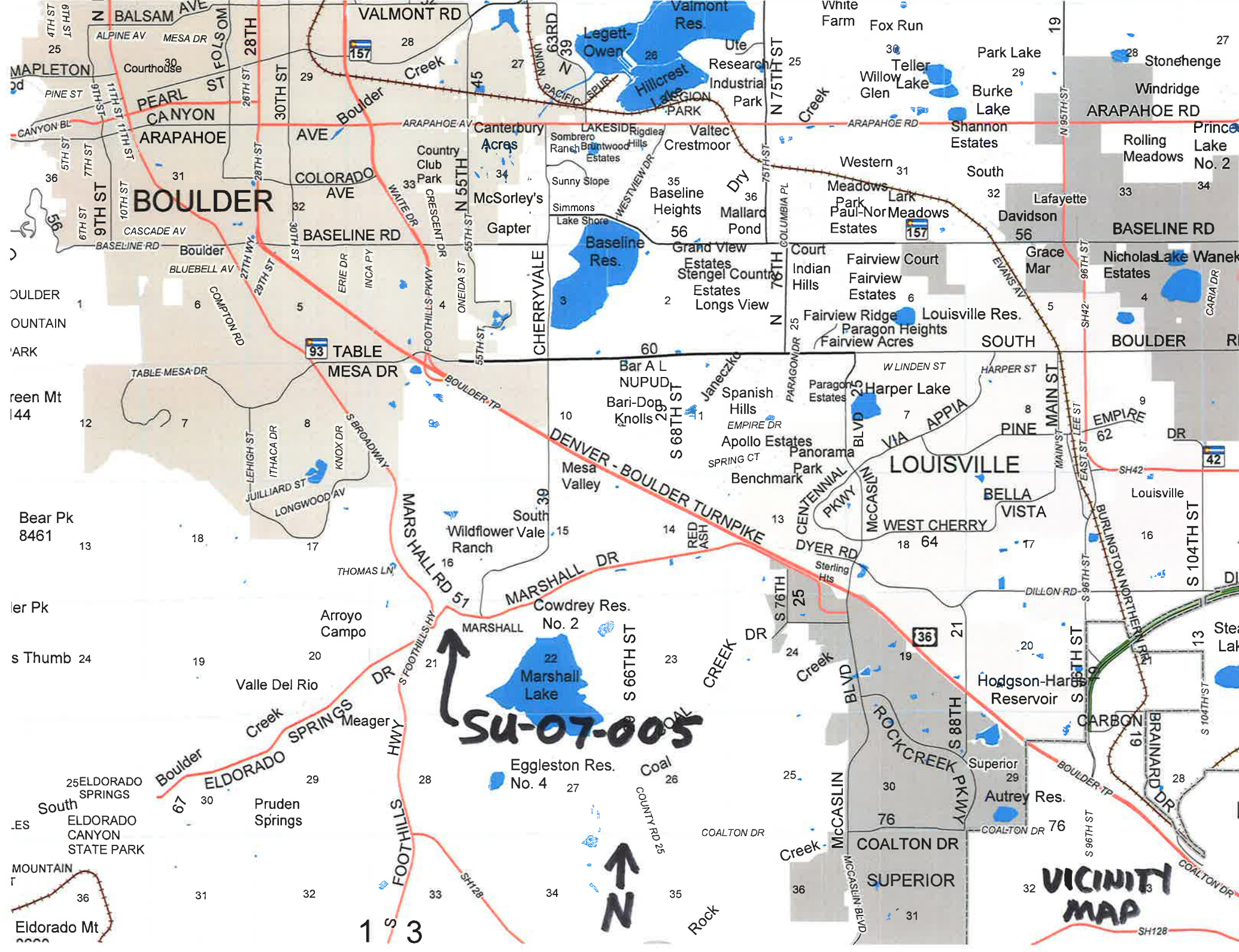
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**PUBLIC HEARING OPENED.**

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**SPEAKERS:** Michael Moore – 4144 15<sup>th</sup> Street • Boulder; Greg Garretson – 1062 Love Street.

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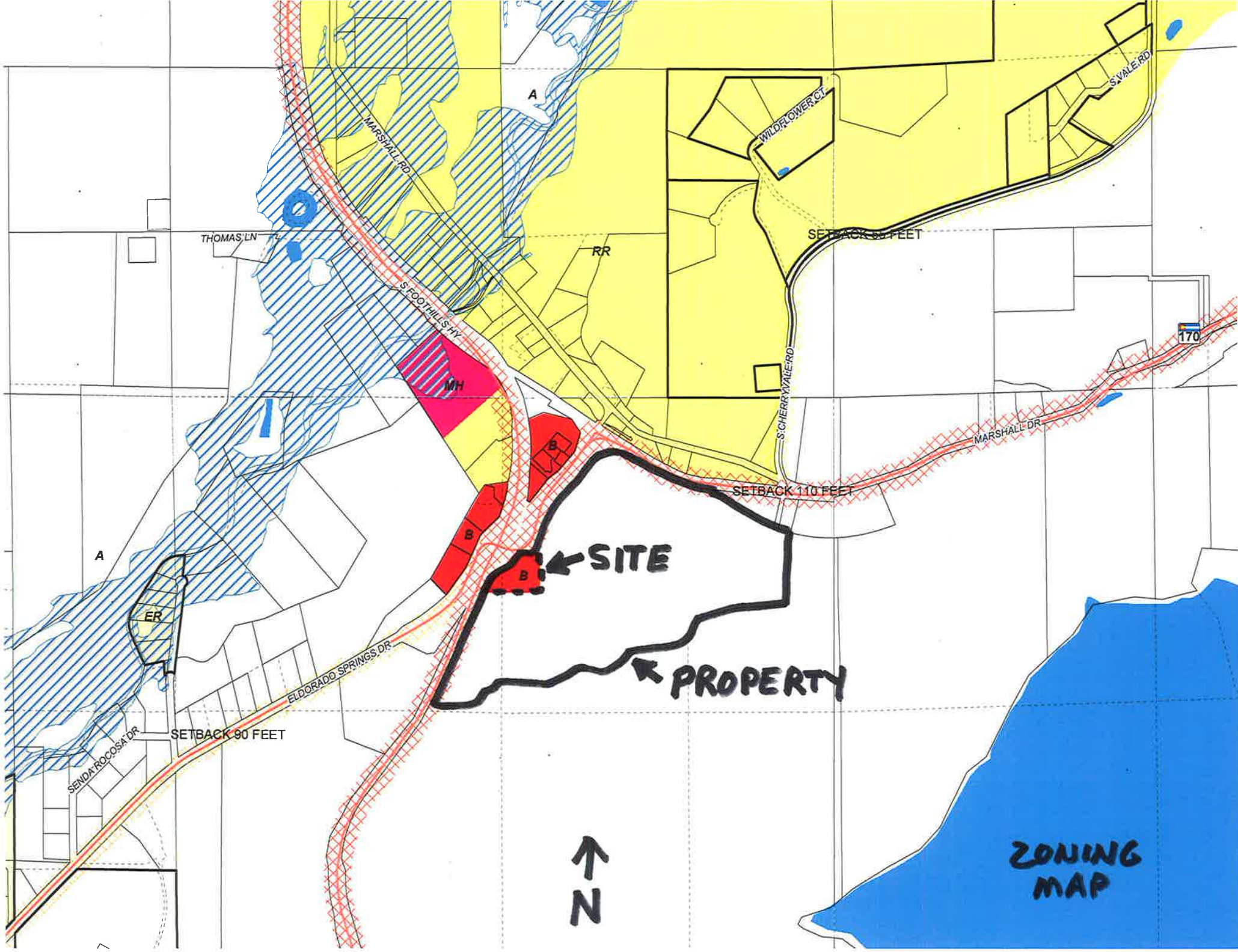
**SU-07-005**

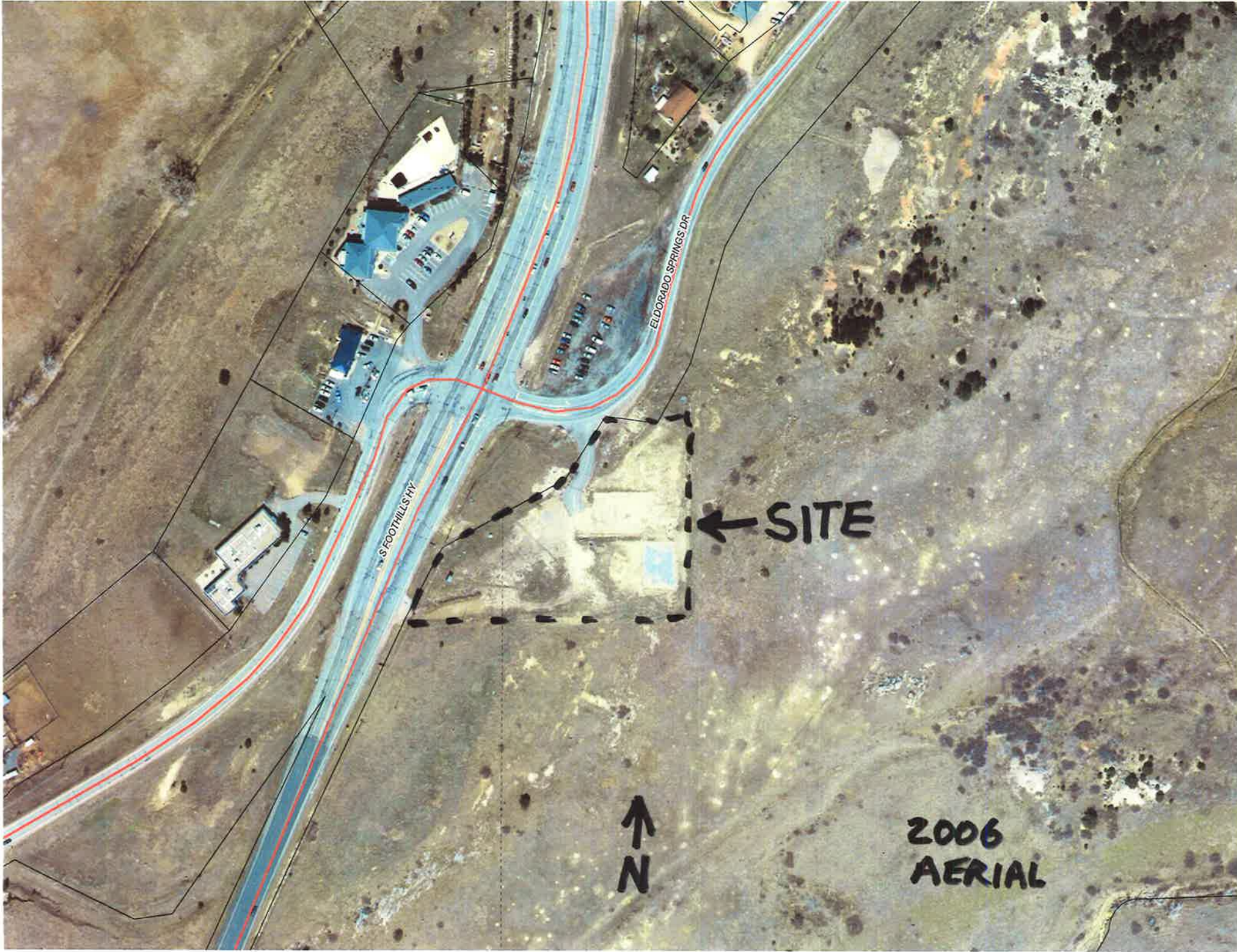


**VICINITY  
MAP**

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SH128





S FOOTHILLS HWY

ELDORADO SPRINGS DR

← SITE

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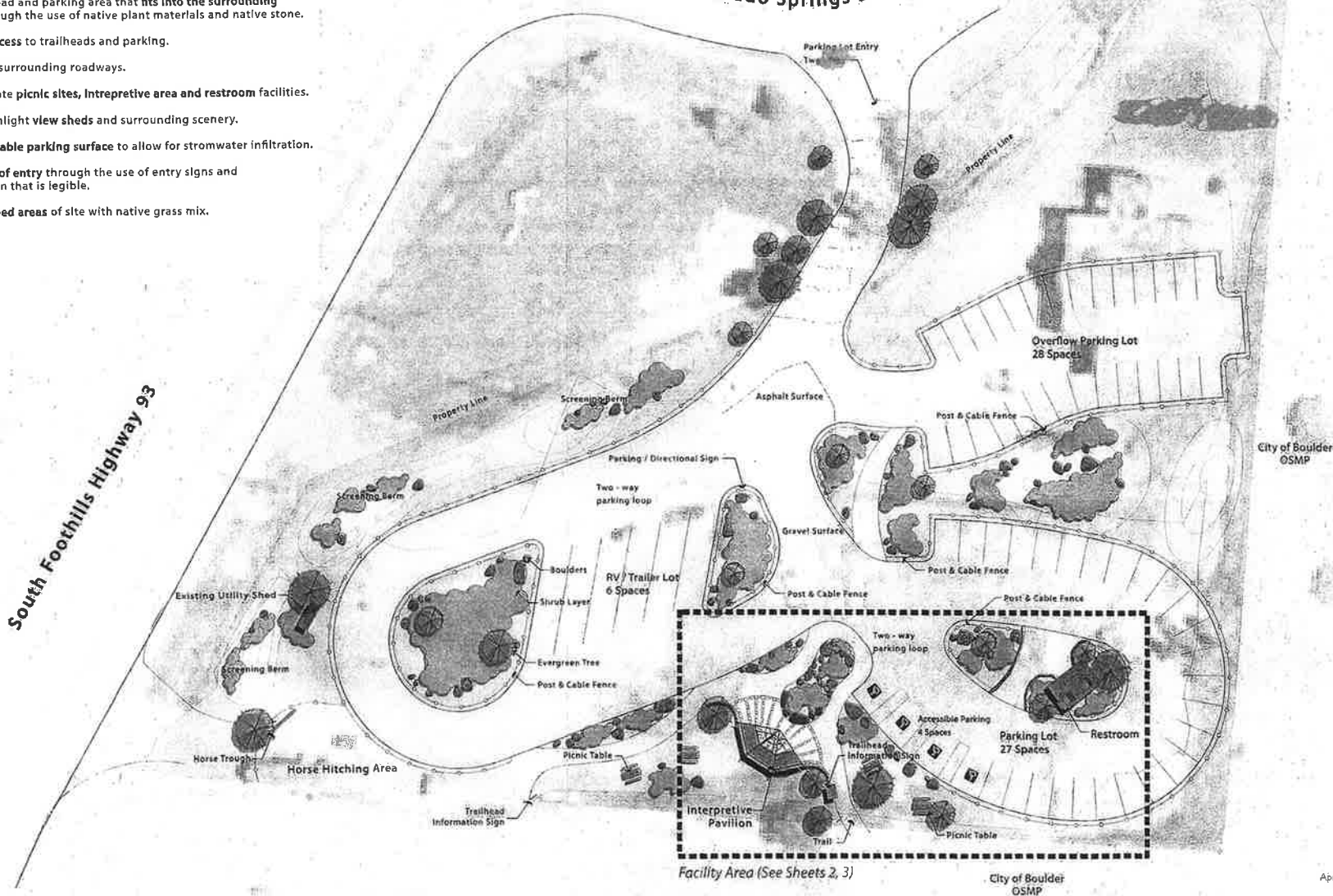
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**Site Development Principles:**

1. Create a trailhead and parking area that fits into the surrounding landscape through the use of native plant materials and native stone.
2. Provide safe access to trailheads and parking.
3. Visually buffer surrounding roadways.
4. Sensitive locate picnic sites, Interpretive area and restroom facilities.
5. Retain and highlight view sheds and surrounding scenery.
6. Create a permeable parking surface to allow for stormwater infiltration.
7. Create a sense of entry through the use of entry signs and monumentation that is legible.
8. Restore disturbed areas of site with native grass mix.

South Foothills Highway 93

Eldorado Springs Drive



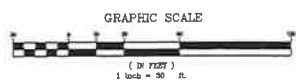
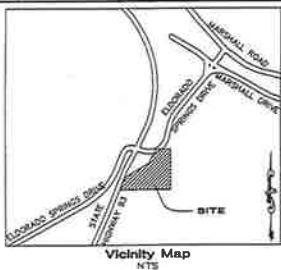
**Marshall Mesa Trailhead**  
City of Boulder Open Space and Mountain Parks



**Conceptual Master Plan**  
Scale: 1" = 20'

# IMPROVEMENT SURVEY PLAT

A TRACT OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 21,  
TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,  
COUNTY OF BOULDER, STATE OF COLORADO  
SHEET 1 OF 1



### Parcel Description

A TRACT OF LAND IN SECTION 21, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER 1, WHENCE THE SOUTHWEST CORNER OF SECTION 21 BEARS SOUTH 36 DEG. 09'20" WEST, 4748.17 FEET AND THE INTERSECTION OF COLORADO HIGHWAYS 93 AND 398 BEARS NORTH 90 DEG. 0' WEST, 183.78 FEET,  
THENCE NORTH 90 DEG. 0' EAST, 136.23 FEET TO CORNER 2;  
THENCE SOUTH 0 DEG. 0' EAST, 300.00 FEET TO CORNER 3 AND 370.00 FEET TO CORNER 4;  
THENCE NORTH 90 DEG. 0' WEST, 464.31 FEET TO CORNER 5;  
THENCE NORTH 25 DEG. 45' EAST, 44.41 FEET TO CORNER 6 AND 130.81 FEET TO CORNER 7;  
THENCE NORTH 29 DEG. 35' EAST, 241.91 FEET TO CORNER 8;  
THENCE NORTH 25 DEG. 47' EAST, 144.55 FEET TO CORNER 1,  
THE POINT OF BEGINNING.

EXCEPT THAT TRACT CONVEYED TO THE DEPARTMENT OF HIGHWAYS STATE OF COLORADO BY DEED RECORDED AUGUST 1, 1965 ON PLM #42 AND RECEPTION NO. 886083 RECORDS OF BOULDER COUNTY, COLORADO.

### Boundary Closure

Courses: S 89-34-45 E Distance: 56.82  
Courses: S 00-00-35 E Distance: 372.20  
Courses: N 90-00-00 W Distance: 465.26  
Courses: N 25-22-34 E Distance: 131.06  
Courses: N 50-42-04 E Distance: 352.72  
Courses: N 25-26-29 E Distance: 60.95

Perimeter: 1470.03

Area: 104756.16

Error of Closure: 0.010

Fraction: 1/144456.72

2.40 acres  
Courses: S 24-35-27 W

### LEGEND:

- FOUND SECTION MONUMENTATION, AS SHOWN AND DESCRIBED HEREON
- FOUND MONUMENTATION, AS SHOWN AND DESCRIBED HEREON
- CALCULATED POSITION NOT FOUND OR SET
- BOLLARD
- ⊕ WATER METER
- ⊕ WATER WELL
- ⊕ WATER MANHOLE
- ⊕ WATER RISER
- ⊕ SANITARY MANHOLE
- ⊕ TELEPHONE RISER
- ⊕ SIGN
- ⊕ UTILITY POLE
- FENCE
- OVERHEAD UTILITY LINE
- RECORD BOUNDARY PER STENDEL SURVEY
- RECORD BOUNDARY PER RECEPTION NO. 2002246, REC. NO. 2002247, REC. NO. 2002248, REC. NO. 2005340, REC. NO. 2648240, REC. NO. 2648241, AND REC. NO. 2308119, BOULDER COUNTY RECORDS
- P.O.B. POINT OF BEGINNING
- (R1) PER RECORD DESCRIPTION RECEPTION NO. 2002246, REC. NO. 2002247, REC. NO. 2002248, REC. NO. 2005340, REC. NO. 2648240, REC. NO. 2648241, AND REC. NO. 2308119, BOULDER COUNTY RECORDS
- (R2) PER LAND SURVEY PLAT BY WILLIAM J. STENDEL, LS-00-0186 BOULDER COUNTY RECORDS
- (R3) PER WARRANTY DEED REC. NO. 886083 BOULDER COUNTY RECORDS
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD DESCRIPTION AND AS MEASURED INFORMATION
- ⊕ CUY WIRE
- ⊕ ELECTRIC TRANSFORMER
- ▨ ASPHALT AREA
- ▨ BRAP

### Note

- 1) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY FLATRIS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, RESTRICTIONS, OTHER THAN POSSIBLE EASEMENTS THAT WERE MEASURABLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 2) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION FOR THE SUBJECT PROPERTY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY WHICH WAS COMPLETED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3) THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF CITY OF BOULDER OPEN SPACE, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNLIMITED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
- 4) BASIS OF BEARINGS: ASSUMED BEARINGS ARE BASED UPON THE SOUTH LINE OF THE SUBJECT PROPERTY BEING NS00°00'00"W BETWEEN TWO FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.
- 5) ONLY SURFACE EVIDENCE OF UTILITIES VISIBLE AT THE TIME OF THE FIELD WORK IS SHOWN HEREON. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1-103.
- 6) THE CONTOURS REPRESENTED HEREON WERE INTERPOLATED BY LAND SURVEYING DESIGNER (DIGITAL TERRAIN MODELING) 2007 SOFTWARE BETWEEN ACTUAL MEASURED SPOT ELEVATIONS, DEPENDING ON THE DISTANCE FROM A MEASURED SPOT ELEVATION; THE CONTOUR SHOWN MAY NOT BE AN EXACT REPRESENTATION OF THE SITE TOPOGRAPHY; THE PURPOSE OF THIS TOPOGRAPHIC MAP IS FOR SITE EVALUATION AND TO SHOW SURFACE DRAINAGE FEATURES; ADDITIONAL TOPOGRAPHIC OBSERVATIONS MAY BE NECESSARY IN SPECIFIC AREAS OF DESIGN.
- 7) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY CORNER, A CLASS 7 (S) VIOLATION PURSUANT TO STATE STATUTE C.R.S. SEC. 18-6-506.
- 8) BENCHMARK INFORMATION: ASSUMED ELEVATIONS ARE BASED UPON A FOUND CHISELED "X" ON TOP OF 6" DIAMETER CONCRETE WATER MANHOLE. ELEV=1002.077
- 9) THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- 10) THERE IS CONFLICTING EVIDENCE FOR THE LOCATION OF THIS PARCEL. THE RECORD DESCRIPTION HAS AN INITIAL CALL OF 4748.17' FROM THE SW CORNER OF SEC. 21, HOWEVER WILLIAM STENDEL, PLS 4846, HAS INTERPRETED THIS AS 4748.17' CALLING IT A FIFTY FOOT TYPOGRAPHICAL ERROR IN THE REVD/REC # 2002246. ACCORDING TO THE STENDEL SURVEY OF THE SOUTH AND EAST LINES OF THE SUBJECT PARCEL BY STENDEL DATED JULY 2000, BOULDER COUNTY LAND USE SURVEY LS-00-0186, STENDEL RECOVERED EVIDENCE OF WHAT HE BELIEVES TO BE THE ORIGINAL 1980 SURVEY OF THE SUBJECT PARCEL BY PAUL HOPKINS, LS 1983. STENDEL ALSO RECOVERED THE DBACC MONUMENTS, LS 2149, SHOWN HEREON, AND DID NOT ACCEPT THEM AS THE CORNERS BECAUSE OF HIS INTERPRETATION OF THE DEED AND OTHER EVIDENCE AS STATED ABOVE. THE DBACC MONUMENTS ARE MORE CONSISTENT WITH THE RECORD DESCRIPTION. THE STATE PURPOSE OF THE DEED AND OTHER SURVEY WAS TO ESTABLISH THREE LINES OF THE SUBJECT PARCEL FOR THE ADJACENT OWNER. A FOUND CDOT MONUMENT AS SHOWN IS CONSISTENT WITH THE INTERPRETATION OF THE RECORD DESCRIPTION BY STENDEL AND THE CDOT ROW MAP. ACCORDING TO GLEN CARRIERE, A REPRESENTATIVE OF THE CITY OF BOULDER OPEN SPACE DEPARTMENT, BOTH THIS PARCEL AND THE ADJOINING PARCEL TO THE EAST AND SOUTH ARE CURRENTLY OWNED BY THE CITY OF BOULDER. (SEE SAID STENDEL SURVEY FOR A MORE COMPLETE DISCUSSION OF THE EVIDENCE STENDEL USED).

### Surveyor's Statement

I, JOHN B. GUYTON, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATRIS, INC., TO CITY OF BOULDER OPEN SPACE THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY SUPERVISION CHARGED ON AUGUST 28, 2007; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. SEC. 38-51-102 (6) "IMPROVEMENT SURVEY PLAT".

103915  
  
 JOHN B. GUYTON  
 COLORADO P.L.S.  
 CHAIRMAN/OWNER  
 FLATRIS, INC.  
 DATE: 8/28/07  
 JOB NO. 07-53295










IMPROVEMENT SURVEY PLAT  
 PREPARED FOR  
 CITY OF BOULDER OPEN SPACE  
 MARSHALL MESA TRAILHEAD  
 SHEET 1 OF 1

DRAWN BY:	G. METZ	DATE:	AUGUST 28, 2007
CHECKED BY:	J. GUYTON	DATE:	AUGUST 28, 2007
FLATRIS, INC. - Surveying Engineering & Geomatics	1650 SOUTH AVENUE, SUITE 200, BOULDER, CO 80502	PHONE:	(303) 440-8800
	1300 SOUTH AVENUE, SUITE 200, BOULDER, CO 80502	FAX:	(303) 440-8800
		WEBSITE:	www.flatris.com
		COPYRIGHT 2007 FLATRIS, INC.	

Depositing Certificate  
 SUBMITTED TO BOULDER COUNTY LAND USE FOR RECORDING  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 200\_\_



**LEGEND**

-  EXISTING TELEPHONE BOX
-  EXISTING FIRE HYDRANT
-  EXISTING WATER VALVE
-  EXISTING SANITARY SEWER MANHOLE
-  EXISTING CONTOUR
-  AS-BUILT CONTOUR
-  EXISTING FENCE
-  EXISTING TREE
-  PROPOSED FENCE



**SITE EARTHWORK VOLUME TABLE**

MARSHALL MESA TRAILHEAD	CUT (CY)	FILL (CY)	TOTAL (CY)
	765	1155	1920

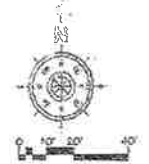




SITE PLAN

LEGEND

- TREES**
- Plains cottonwood
  - Ponderosa pine
- SHRUBS**
- Alpine currant
  - Choke cherry
  - Dwarf rabbit bush
  - Hackberry
  - Hawthorne
  - Winter fat
  - Mountain mahogany
  - Oregon grape
  - Sand cherry
  - Three-leaf sumac
  - Wild rose
  - Yucca
- NATIVE GRASSES**



## MARSHALL MESA TRAILHEAD PLANT LIST

### Trees

<u>Species</u>	<u>Common Name</u>
<i>Pinus ponderosa</i>	Ponderosa pine
<i>Populus deltoides</i>	Plains cottonwood

### Shrubs

<u>Species</u>	<u>Common Name</u>
<i>Celtis reticulata</i>	Hackberry
<i>Cercocarpus montanus</i>	Mountain mahogany
<i>Chrysothamnus nauseosus</i>	Dwarf rabbit bush
<i>Crataegus erythropoda</i>	Hawthorne
<i>Krascheninnikovia lanata</i>	Winter fat
<i>Mahonia repens</i>	Oregon grape
<i>Padus virginiana</i>	Choke cherry
<i>Prunus besseyi</i>	Sand cherry
<i>Rhus aromatica trilobata</i>	Three-leaf sumac
<i>Ribes cereum</i>	Alpine currant
<i>Rosa woodsii</i>	Wild rose
<i>Yucca glauca</i>	Yucca

### Grass Seed Mix (parking islands)

<u>Species</u>	<u>Common Name</u>	<u>Variety</u>	<u>% of Mix</u>	<u>PLS* Lbs/Ac</u>
<i>Chondrosum gracile</i>	Blue grama	Native or Lovington		0.6
<i>Buchloe dactyloides</i>	Buffalograss	Native (Bur)		3.3

### Grass Seed Mix (remainder of site)

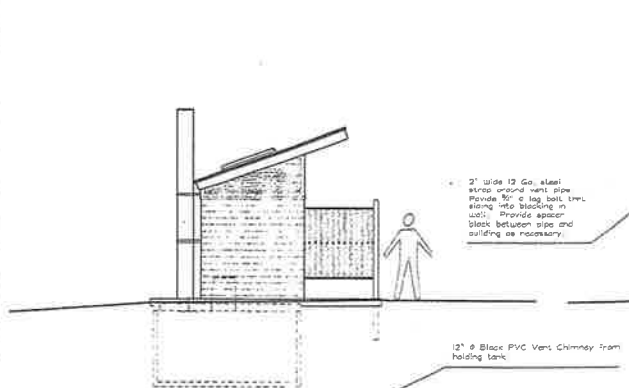
<u>Species</u>	<u>Common Name</u>	<u>Variety</u>	<u>% of Mix</u>	<u>PLS* Lbs/Ac</u>
<i>Bouteloua curtipendula</i>	Sideoats grama	Native or Vaughn	15	2.7
<i>Buchloe dactyloides</i>	Buffalograss	Native (Bur)	10	3.3
<i>Chondrosum gracile</i>	Blue grama	Native or Lovington	10	0.6
<i>Elymus lanceolatus</i>	Thickspike wheatgrass	Native or Critana	10	2.2
<i>Elymus trachycaulus</i>	Slender wheatgrass	Native or Primar	10	2.2

<b>Species</b>	<b>Common Name</b>	<b>Variety</b>	<b>% of Mix</b>	<b>PLS* Lbs/Ac</b>
<i>Nassella viridula</i>	Green needlegrass	Native or Lodorm	10	2.0
<i>Pascopyrum smithii</i>	Western wheatgrass	Native or Arriba	30	9.4
<i>Schizachyrium scoparium</i>	Little bluestem	Native or Pastura	5	0.7

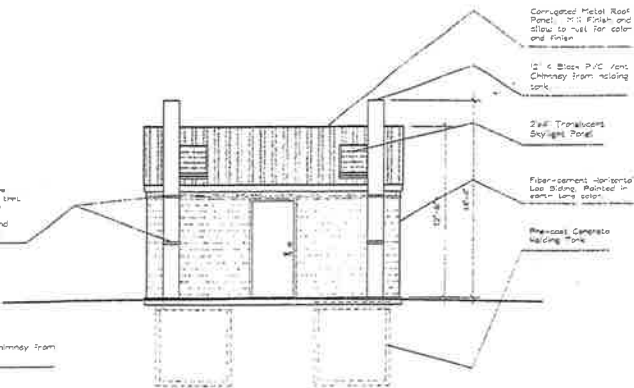
Note: Seed could be collected locally from the following grasses and added to the mix above. Indian grass is more adapted to sandy soils. Sand dropseed can be purchased at the seed store and is more adapted to sandy soils.

<b>Species</b>	<b>Common Name</b>	<b>Variety</b>	<b>% of Mix</b>	<b>PLS* Lbs/Ac</b>
<i>Achnatherum hymenoides</i>	Indian Ricegrass	Native		1.0
<i>Andropogon gerardii</i>	Big bluestem	Native		
<i>Hesperostipa comata</i>	Needle-and-thread	Native		0.5
<i>Sporobolus cryptandrus</i>	Sand dropseed	Native		0.5

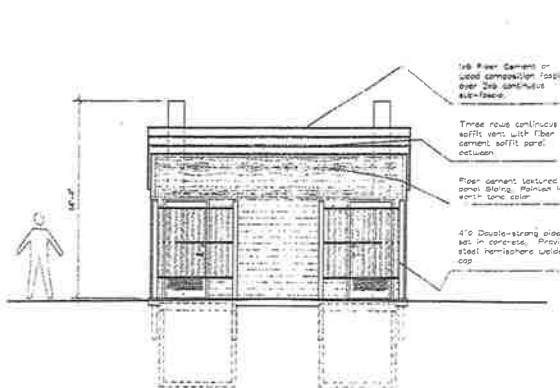
\* PLS = Pure Live Seed



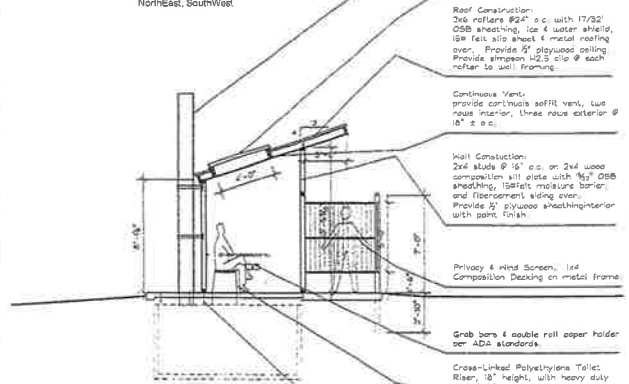
Side Elevation  
North/East, South/West



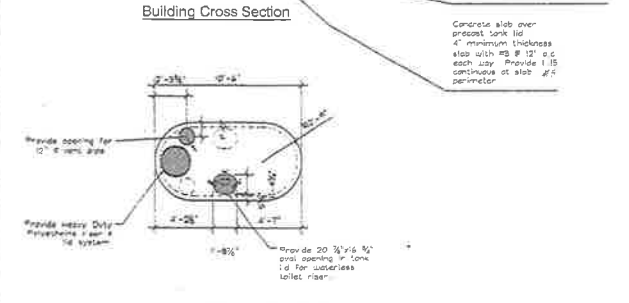
Rear Elevation  
South/East



Front Elevation  
North/West



Building Cross Section



Tank Lid Block-Out Detail

**1.0 SCOPE**  
This specification covers the construction of the vault toilet building for the City of Boulder Open Space and Mountain Parks Department.

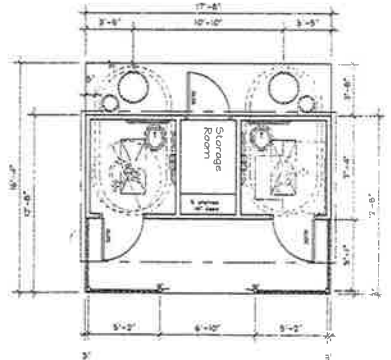
**2.0 DESIGN CRITERIA**

**A. Snow Load**  
30 pounds per square foot.

**B. Wind Load**  
110 mph (3 second gust) Exposure C

**C. Earthquake**  
Seismic Category I

**D. Additional Design Standards**  
1. The structure is designed to meet the requirements of the American with Disabilities Act Regulations and Uniform Hybrid Accessibility Standards including all of the items of those specifications.  
2. Excavation and Elevation  
a. Comply with all applicable OSHA Standards for excavation.  
b. Finish floor elevation will be 4-4 inches above surrounding grade measured at the base of the exterior 48 inch radius where applicable. The structure will be built on a concrete foundation with the floor elevation above grade. The floor elevation shall be in very important with the foundation provides drainage away from the structure.  
**F. Bedding and Compaction**  
1. Compact the natural ground to 2% percent of the vault excavation with a minimum of three passes with a vibratory plate mechanical compactor or equivalent approved by the owner.  
2. Install sand or aggregate bedding material for bedding frame. Compact bedding course with one pass with a vibratory plate mechanical compactor or equivalent approved by the owner. Grade bedding surface so there will be no high spots in the middle of the vault frame. Compact with a second pass with a vibrator or approved equivalent torque.  
3. For vault in place, bedding gravel structure, but extension material for trash fill except that each larger than six inches in maximum dimension shall not be placed within six inches of the exterior walls.  
4. Fill adjacent to the building cavity will have maximum external point in eight inch base life and compacted with a minimum of two passes with a vibratory plate mechanical compactor or equivalent approved by the owner.  
**G. Finish Grading**  
1. General earth removal material from the vault excavation. Installed final grade a foot with the top of the steel slab. Allow for placement of gravel in vault floor grade. Grade building area to three percent from structure in concrete, slope of five (5) percent within adjacent area approved by the owner.  
2. Spread and tamped gravel in final layer after gravel grading is completed.  
3. Area finished by excavation, backfilling and compaction of concrete and materials will be finished to meet or exceed required vault and shall be maximum aluminum. Concrete and/or removed from the surface shall be disposed of in a designated area within 200 feet of the site.  
**H. Vault Toilet Riser and Accessories**  
1. Apply 1/2 inch rubber adhesive sealant to the top surface of the concrete wall before placing the riser on the wall.  
**I. Exhaust Pipe Installation**  
1. After exhaust pipe is installed, seal around pipe to top wall minimum of 1/2 inch with silicone caulk. Seal around pipe at top of slab will be accomplished by using silicone caulk.  
**J. Grab Bars**  
Grab bars will be 1/2 gauge, type 304 stainless steel with 1-1/2" diameter. Grab bars will each be able to withstand 200 pounds of loading.  
**K. Toilet Paper Dispenser**  
Dispenser will be constructed of 1/4" thick steel with an enamel finish. Dispenser will be capable of holding three (3) standard rolls of toilet paper. Toilet paper holder fastening system will be able to withstand 200 pound loading.  
**L. Toilet Riser**  
Toilet riser will be 18" high, white cross-linked polyethylene with heavy duty seat and lid, manufactured by Romac, Roseburg, OR.  
**M. Steel Doors**  
1. Doors will be flush panel type 1/2" thick, minimum 1/2 gauge prime coated steel panels with minimum 16 gauge internal bracing channels with banded curb.  
2. Door frames will be finished in uncoated type single rabbet, minimum 1/2 gauge prime coated steel with in wall thickness. Three (3) rubber door gaskets will be provided on each side of frame.  
**N. Door Hinges**  
Door hinges will be 3 per door with dual chrome plating 4 x 1 2/4" x 1 7/8" adjustable tension zinc-coated steel for each door.  
**O. Lockset**  
1. Lockset will meet ANSI A119.1 Series 4000, Grade 1 cylindrical lockset for exterior doors.  
2. Lockset handle both inside and out.  
3. Riser handle operates both inside and outside handle is locked by double grab beam.  
4. Push button will automatically release when inside lever handle is turned or door is closed.  
5. Emergency: when an exterior or door can be unlocked from the outside with a coin, screwdriver, and key.  
6. Inside lock release knob.  
7. U.S. 240 finish.  
**P. Floor or Wall Louvers**  
Door louvers will be steel, recessed (4) 1/2 inch x 1/2 inch, 1/2 gauge cold rolled steel with a factory primer coat equal to FOLS steel. Wall louvers (if required) will be HEAVY DUTY KICK PROOF VENT by Romac, Roseburg, OR.  
**Q. Doorstop**  
Door stop will have a convex base, U.S. 240 finish with gray rubber 2 1/2" diameter bumper with a 1" projection.  
**R. Double Coat Hook**  
will be side by side "ram horn" style with minimal projection for safety.  
**S. Door Sweep**  
Door sweep will be provided at the bottom of door and will be an adjustable brush type.



Floor Plan  
128 Square Feet

TFS  
A-1  
1 MAY 2005

City of Boulder

**MARSHAL MESA GATEWAY TRAILHEAD**  
City of Boulder Open Space & Mountain Parks

Douglas Pitt (title)

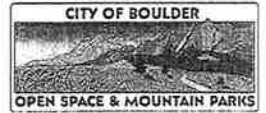
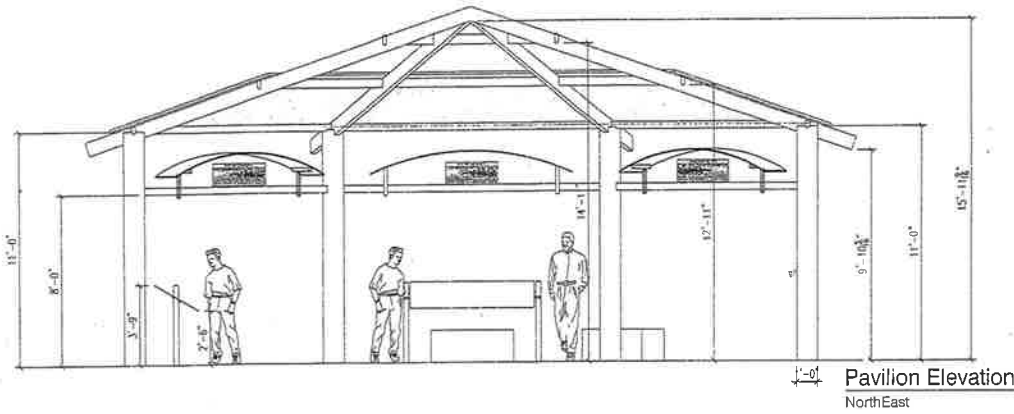
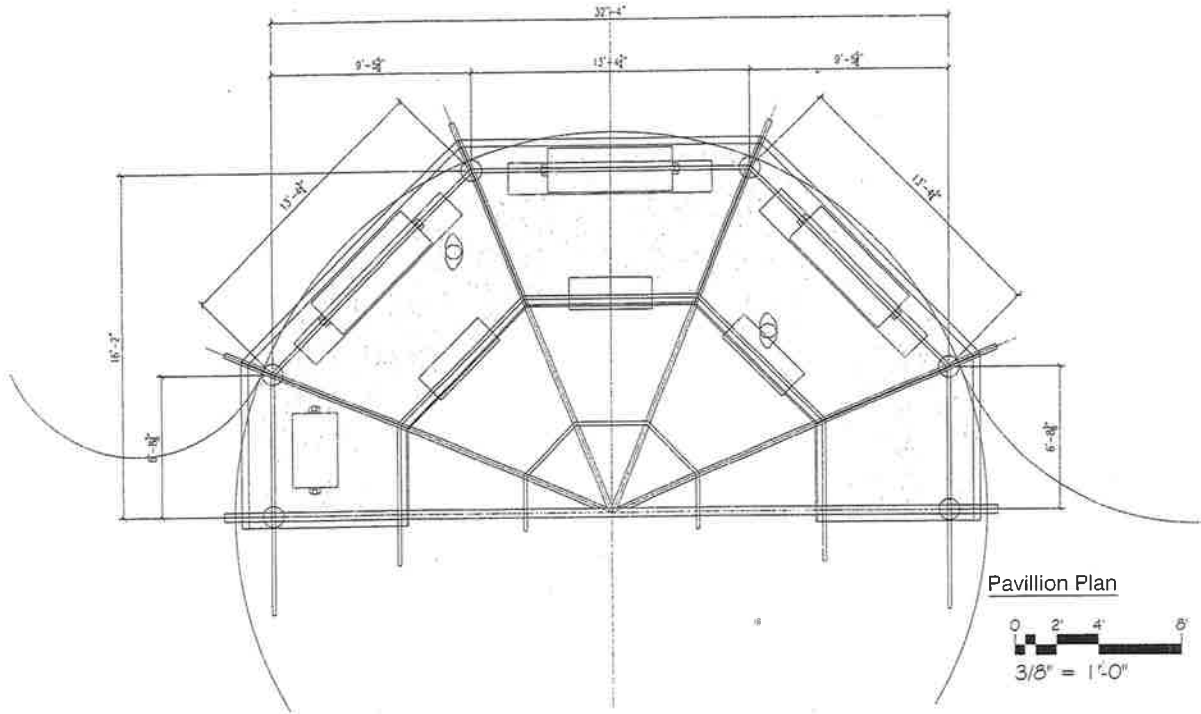
Boulder, Colorado

**GOODHEW ASSOCIATES, LTD**

10132 Bluebell Avenue • P.O. Box 7095 • Boulder, Colorado 80528 • 303.443.9259

CITY OF BOULDER  
OFFICE OF THE CITY MANAGER  
3150 10TH AVENUE, BOULDER, CO 80502  
303.440.1000

CITY OF BOULDER  
OFFICE OF THE CITY MANAGER  
3150 10TH AVENUE, BOULDER, CO 80502  
303.440.1000



GOODHEW ASSOCIATES, LTD.

2132 Bluebell Avenue | P.O. Box 7005 | Boulder, Colorado 80306 | 303.443.9259

CITY GATEWAY TRAIL HEAD - MARSHALL MESA  
City of Boulder Open Space & Mountain Parks  
Boulder, Colorado

Concept Sketch - Interpretive Pavilion

A-1

14 JUL 2006



**Boulder County Land Use Department**  
 2045 13th Street / 13th & Spruce Streets / Courthouse Annex  
 Mailing address: PO Box 471; Boulder, CO 80306  
 Phone 303-441-3930 / Fax 303-441-4856  
 http://www.co.boulder.co.us/lu e-mail: planner@co.boulder.co.us

SHADED AREAS FOR STAFF ONLY  
 INTAKE STAMP  
**RECEIVED**  
**SEP 12 2007**  
 BOULDER COUNTY  
 LAND USE

## APPLICATION FORM

PROJECT NUMBER		PROJECT NAME	
<b>*No Application Deadline:</b> <input type="radio"/> LIMITED IMPACT SPECIAL USE <input type="radio"/> SITE PLAN REVIEW <input type="radio"/> SITE PLAN REVIEW WAIVER <input type="radio"/> SUBDIVISION EXEMPTION <input type="radio"/> 1041-STATE INTEREST REVIEW <input type="radio"/> EXEMPTION PLAT <input type="radio"/> OTHER		<b>*Application Deadline - 1st Wednesday of the month:</b> <input type="radio"/> VARIANCE <input type="radio"/> APPEAL	
		<b>*Application Deadline - 2nd Wednesday of the month:</b> <input type="radio"/> PRELIMINARY PLAN <input type="radio"/> LOCATION AND EXTENT <input type="radio"/> RESUBDIVISION (REPLAT) <input type="radio"/> ROAD/EASEMENT VACATION	
		<input type="radio"/> FINAL PLAT <input type="radio"/> ROAD NAME CHANGE <input checked="" type="radio"/> SPECIAL USE/SSDP <input type="radio"/> EXTENSION OF APPROVAL	
		<input type="radio"/> SKETCH PLAN <input type="radio"/> REZONING	
LOCATION(S) - STREET ADDRESS(ES) <i>1842 S. Foothills Hwy, Boulder, CO</i>			
SUBDIVISION NAME			
LOT(S)	BLOCK(S)	SECTIONS(S)	TOWNSHIP(S)
AREA IN ACRES <i>2.33 ac</i>	EXISTING ZONING <i>Agri-business</i>	EXISTING USE OF PROPERTY <i>VACANT</i>	NUMBER OF PROPOSED LOTS <i>4</i>
PROPOSED WATER SUPPLY <i>NONE</i>	PROPOSED SEWAGE DISPOSAL METHOD <i>CONCRETE PRIVY</i>		
<b>APPLICANTS</b>			
APPLICANT/PROPERTY OWNER <i>City of Boulder, CO, OPEN SPACE Dept</i>		EMAIL ADDRESS <i>carriereg@boulder.colorado.org</i>	
STREET ADDRESS <i>66 South Cherryvale Rd</i>			
CITY <i>Boulder</i>	STATE <i>CO</i>	ZIP CODE <i>80303</i>	PHONE NUMBER <i>303-413-7623</i>
			FAX NUMBER <i>303-413-7617</i>
APPLICANT/PROPERTY OWNER <i>NONE</i>		STREET ADDRESS	
CITY	STATE	ZIP CODE	PHONE NUMBER
			FAX NUMBER
AGENT/CONSULTANT <i>NONE</i>		EMAIL ADDRESS	
STREET ADDRESS			
CITY	STATE	ZIP CODE	PHONE NUMBER
			FAX NUMBER
AGENT/CONSULTANT		STREET ADDRESS	
CITY	STATE	ZIP CODE	PHONE NUMBER
			FAX NUMBER
<b>CERTIFICATION</b>			
<p>I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school and park dedications may be required as a condition of approval.</p> <p>I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.</p> <p><b>All landowners are required to sign application. If additional space is needed attach additional sheet signed and dated.</b></p>			
SIGNATURE OF LANDOWNER <i>X</i> <i>Glenn D. Carreri</i>		DATE <i>April 2, 2007</i>	
SIGNATURE OF LANDOWNER <i>X</i>		DATE	
OTHER SIGNATURE * <i>X</i>		DATE	

\* Only if the Land Use Director waives the landowner signature requirement for good cause shown under the applicable provisions of the Land Use Code.

PLEASE REFER TO THE REGULATIONS AND APPLICATION SUBMITTAL PACKAGE FOR COMPLETE APPLICATION REQUIREMENTS



## City of Boulder Open Space & Mountain Parks

P.O. Box 791, Boulder, CO 80306; 303-441-3440  
[www.ci.boulder.co.us/openspace/](http://www.ci.boulder.co.us/openspace/)

March 30, 2007

Boulder County  
Land Use Department  
13<sup>th</sup> and Spruce Street  
P.O. Box 471  
Boulder, Colorado 80306  
Attn: David Callahan

Re: Synopsis of Proposed Project  
Marshall Mesa Trailhead  
1842 S. Foothills Highway,  
Boulder County, Colorado,

Dear Dave Callahan,

The purpose of this document is to provide a summary of the proposed project planned for 1842 S. Foothills Highway, Boulder County, Colorado.

The City of Boulder Open Space and Mountain Parks purchased this property which consisted of an abandoned two story office building on 2.33 acres. This property is immediately adjacent on the east and south to other City of Boulder Open Space and Mountain Parks managed lands. After we purchased this property, we deconstructed the two story office building with the help of Resource 2000. After this building was removed this land was left vacant for several years as we developed a plan for its incorporation into our adjacent lands. After much discussion by staff and the Open Space and Mountain Parks Board of Trustees, it was decided to develop this vacant land into a trailhead. This decision to develop a trailhead at this location was predicated on removing the existing trailhead and small parking area to the east along Marshall Road, State Highway 170.

We are now submitting our application to the Boulder County Land Use Department to seek approval to build this trailhead. We plan to have horse trailer parking, private vehicle parking, an Interpretive Center and a public privy for our fellow citizens to enjoy this site.

If you have any questions, do not hesitate to contact me.

Sincerely,

Glenn D. Carriere, P.E.

Project Management Supervisor

*Open Space & Mountain Parks...Preserving a Wild Ideal*





## City of Boulder Open Space & Mountain Parks

---

P.O. Box 791, Boulder, CO 80306; 303-441-3440  
www.ci.boulder.co.us/openspace/

March 28, 2007

Boulder County  
Land Use Department  
13<sup>th</sup> and Spruce Street  
P.O. Box 471  
Boulder, Colorado 80306  
Attn: David Callahan

Re: **Development Report**  
**Special Use Review**  
Marshall Mesa Trailhead  
1842 S. Foothills Highway,  
Boulder County, Colorado,

Dear Dave,

The purpose of this document is to provide information per Boulder Land Use Code, Article 3-203 (F), Development Report, for construction of a trailhead on City of Boulder property located at 1842 South Foothills Highway.

### **Background:**

The previous owner had started construction of a two story office building in the eastern portion of the property. We purchased this property and this building several years ago and deconstructed this building. There is an existing small building on the site that has landscaping and fire sprinkler system controls. Buried near the northwest property line are a 2000 gallon irrigation sprinkler system water tank and a 27,000 gallon fire protection water tank with two high gallons per minute (gpm) pumps which were planned to be used by the previous owners building sprinkler systems. Additionally, prior to our purchase of this property, clay and metal trash material up to 5 feet of fill was place along the southern half of this property to level the property. A large leach field and septic system was installed in the southeast corner of the property by the previous owner with concrete tanks and pumps.

### **Plan for Property:**

The City of Boulder owns all of the land on the south, east, and northeast of this property. To the north and west is Colorado Department of Transportation Right of Way. . We propose to cleanup this property by removing all buried trash and metal debris, remove the gravel leach field, septic tanks and pumps.

Next we plan to regrade the property, build a trailhead for 55 cars and 6 horse trailer parking spaces. Our present traffic study outlines that 61 parking spaces should not produce more than 158 vehicle trips

*Open Space & Mountain Parks...Preserving a Wild Ideal*

per day to this trailhead. We have obtained an access permit from the Colorado Department of Transportation for this driveway off Marshall Road. The driveway onto Marshall road is striped for right turn in and right turn out of the trailhead per our Highway Department permit. The horse trailer parking will be separated from the car parking and will be placed in the western portion of the property.

Additionally, to separate hikers and bikers from horse traffic in the trailhead, we will have a small horse corral placed in the southwest corner of the site near Hwy 93. Another plan to separate the hikers and bikers from the horses is to provide separate gates along the southern property line into our trail system. Several trail connections from our property to the south and east are planned to be connected to this property.

#### **Geologic Characteristics of the Area:**

This property is located in the historic Town of Marshall coal mining area. Numerous coal mines were dug in this area dating back to the late 1800's. We drilled this area and found several coal shafts. The coal shafts are located 18 to 24 feet below the ground surface. The outdoor privy will be located above an area that was not mined for coal.

#### **Water Supply on Site:**

There is a State of Colorado registered water well on this site that provided water to the previous owners. We use this water to fill the landscape system tank. Additionally this well water will only be used to water the horses in the horse corral area. (A "non-potable water" sign will be placed on the horse waterer.) There will be no potable water available at this site. Additionally, this well water will be used for landscape watering for a couple of years and then the landscape water will be turned off. No connect is made between this water well and the large fire protection. We will also install native plant landscaping in this trailhead that should blend with our surrounding property.

#### **Large Water Tank:**

The large 27,000 water tank will only be used as backup water for wildfire issues in the area. The Rocky Mountain Fire Authority (formerly Cherryvale Fire Department) will use this large tank if needed to fill their water tenders during wildfires in the area. Rocky Mountain Fire has agreed that during down times between fires, they will fill this tank as time allows.

#### **Effect on local Groundwater and Aquifer Recharge:**

At the present time, we are proposing to use groundwater to water our landscaping and to water horses at the site. The sprinkler systems will be turned off once our landscaping is established. Water use by horses is not projected to be a large amount and should not have any longterm effect on the local groundwater or aquifers.

#### **Safe Sanitation System:**

We plan to install a male and female outdoor privy (no running water). We will also install native plant landscaping around this privy that should blend with our surrounding property. We will obtain the necessary Health Department Building permits for this privy. There is no public sanitation system that is close to this site.

#### **Long and Short Term effects on Flora and Fauna:**

The flora and fauna on this site has been seriously ignored for many years. Prior owners had a restaurant and an office building. Our landscaping plan will add trees and shrubs and grasses to all areas

other than the parking and privy area. We will grade the site to use the existing storm water detention site per the storm water plan.

**Effects on Significant cultural (Archeological and Historic) Resources:**

This site is located in the historic Marshall Mesa Coal Mining area. This site has open coal shafts under the ground. Numerous coal shafts and spoil piles are located off this site that are easily seen from this property. Due to prior ownership by restaurant, gas station, and office complex, the land has been regraded, new buildings added, old buildings removed. There is nothing on the surface of this land that has not been graded or covered with gravel or fill in the past. Re-landscaping with native flora will return portions of this land to its natural vegetation.

**Radiation Hazard Potential:**

Mike Richen, Boulder County Health department was contacted concerning any known radiation hazards in the project area. Mike reported that he is not aware of any known radiation issues in this area.

**Demands and Effects of Development on Local Government Agencies:**

Other than the permits required by the local county and highway department, there is no anticipated demands or effects on local government or quasi-governmental agencies by the changes planned for this property. This property is being changed from a commercial site to a trailhead parking lot for use by all citizens to hike and enjoy nature. This land should improve our local community and help people live more sustainable lives.

**Transportation Impacts:**

It is estimated based on the proposed design that this site will create 158 vehicle trips per day. The Colorado Department of Transportation has issued a driveway permit for the existing driveway to this effect. This access permit requires that the access driveway be paved (existing) and the paved driveway be painted to insure only right turn in and right turn out traffic pattern with a Stop Sign at this exit.

**Provision of Financial Guarantees for Public or Communal Improvements:**

The improvements proposed for this property to convert the vacant land to a trailhead will be funded completely by the City of Boulder, Open Space and Mountain Parks Department, budgeted funds. All work is scheduled to be completed in the 2007 fiscal year.

If you have any questions, do not hesitate to contact me.

Sincerely,



Glenn D. Carriere, P.E.

Project Management Supervisor



September 6, 2007

Ms. Ann Fitzsimmons  
City of Boulder Open Space and Mountain Parks  
7315 Red Deer Drive  
Boulder, CO 80301

RE: Marshall Mesa Trailhead Parking Lot Trip Generation

Dear Ann,

Per your request, SEH has estimated the parking lot trip generation for the proposed Marshall Mesa trailhead parking lot.

### **Background**

City of Boulder Open Space and Mountain Parks (OSMP) is planning a new trailhead parking lot at the Marshall Mesa site. This lot is intended to provide relief to heavily used existing parking lots at the Mesa Trail, Doudy Draw, and Flatirons Vista trailheads.

The Marshall Mesa site is located on the south side of Marshall Road, just east of the SH 93/Marshall Road Intersection. Previously, an office building was located at this site. The proposed trailhead will take access to Marshall Road at the same driveway location as the previous building. The new trailhead parking lot is planned to accommodate 51 passenger vehicle parking spaces, 6 horse trailer accessible parking spaces, and 4 ADA spaces, for a total of 61 parking spaces.

### **Methodology**

There is no documented trip generation factor in the "ITE Trip Generation Manual" for recreational trailhead parking that can be used to estimate trip generation at trailhead parking lots. Thus, a reasonable methodology must be determined. The most reasonable methodology is to identify a trailhead parking lot with similar characteristics and count the number of trips per day generated by the parking spaces in that lot over a week's time frame. Then, calculate the number of trips generated per day at the Marshall Mesa lot based on the proportional number of parking spaces in the other lot.

From the City's communications with Boulder County Land Use, average daily trips for OSMP trailheads will be calculated as the average of daily trips over three consecutive days – a Friday, Saturday, and Sunday.

A similar trailhead parking lot, the Flatirons Vista trailhead, is located a few miles south on SH 93. It services a similar trail, is in the same general South Boulder area, and has access to SH 93. It is a gravel parking lot, without striping to delineate parking spaces. Vehicles with horse trailers do park in the lot when there is room. Thus, the Flatirons Vista lot has similar characteristics to the planned Marshall Mesa lot, and will provide a good base for comparison. Based on information gathered in past studies, it is estimated that the Flatirons Vista lot can accommodate approximately 34 parked passenger cars.

SEH secured 24 hours traffic counts into and out of the Flatiron Vista trailhead parking lot over a 3 day time period – Friday, June 23 through Sunday, June 25, 2006. The traffic count data is included at the end of this report.

Letter to Ann Fitzsimmons  
September 6, 2007  
Page 2

Attached is a spreadsheet showing the results of the analysis.

**Results**

Using the methodology described above, the average weekday trips generated (total number of trips on Friday, Saturday, and Sunday averaged over the three days) as the basis for comparison, the 61 parking spaces at the Marshall Mesa trailhead parking lot would be expected to generate an average of 158 trips per day.

Sincerely,

A handwritten signature in black ink, appearing to read "Philip T. Weisbach". The signature is written in a cursive style with a large, stylized initial "P".

Philip T. Weisbach, PE  
Project Manager

**Flatiron Vista counts for Marshall Mesa comparison**

Date Count Taken			Total Trips/Day Counted
Fri	June	23 2006	58
Sat	June	24 2006	112
Sun	June	25 2006	93
			263 divided by 3 = 88    Average daily traffic if averaged over the week

Current spaces at Flatirons Vista (approx) = 34

New spaces at Marshall Mesa (total) = 61

Using Average Weekday Trip Generation over the week time period:

$$\frac{61}{34} = X$$

X = 158 = expected number of trips per day at Marshall Mesa  
using 88 trips/day for average daily traffic over Friday, Saturday and Sunday

Start Time	23-Jun-06 Fri	EB	WB	Total
12:00 AM		0	0	0
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		1	4	5
06:00		4	3	7
07:00		2	2	4
08:00		1	1	2
09:00		1	1	2
10:00		1	1	2
11:00		1	0	1
12:00 PM		0	0	0
01:00		1	1	2
02:00		1	1	2
03:00		1	2	3
04:00		1	1	2
05:00		1	2	3
06:00		3	6	9
07:00		2	2	4
08:00		6	2	8
09:00		0	2	2
10:00		0	0	0
11:00		0	0	0
<b>Total</b>		<b>27</b>	<b>31</b>	<b>58</b>
<b>Percent</b>		<b>46.6%</b>	<b>53.4%</b>	
AM Peak		06:00	05:00	06:00
Vol.		4	4	7
PM Peak		20:00	18:00	18:00
Vol.		6	6	9

Start Time	24-Jun-06 Sat	EB	WB	Total
12:00 AM		1	1	2
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	4
05:00		2	2	2
06:00		0	2	6
07:00		2	4	9
08:00		5	4	10
09:00		5	5	3
10:00		1	2	13
11:00		5	8	11
12:00 PM		7	4	2
01:00		2	0	6
02:00		3	3	13
03:00		5	8	7
04:00		4	3	8
05:00		4	4	16
06:00		8	8	0
07:00		0	0	0
08:00		0	0	0
09:00		0	0	0
10:00		0	0	0
11:00		0	0	0
Total		54	58	112
Percent		48.2%	51.8%	
AM Peak		08:00	11:00	11:00
Vol.		5	8	13
PM Peak		18:00	15:00	18:00
Vol.		8	8	16



Start Time	25-Jun-06 Sun	EB	WB	Total
12:00 AM		1	1	2
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		0	0	0
06:00		2	0	2
07:00		1	3	4
08:00		2	2	4
09:00		2	4	6
10:00		6	2	8
11:00		7	5	12
12:00 PM		4	1	5
01:00		6	4	10
02:00		2	2	4
03:00		4	2	6
04:00		3	4	7
05:00		4	3	7
06:00		3	2	5
07:00		5	2	7
08:00		2	2	4
09:00		0	0	0
10:00		0	0	0
11:00		0	0	0
Total		54	39	93
Percent		58.1%	41.9%	
AM Peak		11:00	11:00	11:00
Vol.		7	5	12
PM Peak		13:00	13:00	13:00
Vol.		6	4	10



## City of Boulder Open Space and Mountain Parks

Mailing address: P.O. Box 791, Boulder, CO 80306-0791  
66 S. Cherryvale Road, Boulder, CO 80303; 303-441-3440  
<http://www.osmp.org>

April 30, 2008

Greg Oxenfeld, Planner II  
Boulder County Land Use Department  
2045 13<sup>th</sup> Street  
Boulder, CO 80302

Dear Greg,

Thank you for the opportunity to provide written comments to the referral responses Boulder County Land Use received regarding Open Space and Mountain Parks' (OSMP) Special Use application to build the Marshall Mesa trailhead parking lot.

### **County Transportation Department**

#### Site Plan/Grading

Full-sized, scaled drawings of the Grading Plan and the Improvement Survey Plat accompany this letter to address #1 and #2.

#### Stormwater Management/Erosion Control

Attachment A is a map showing the area of the site to be disturbed is over one acre. We will apply for a Stormwater Discharge Permit (#3). A revised Stormwater Drainage Report accompanies this letter. It includes an Erosion Control Plan which includes construction details and narrative for the use of BMPs during construction (#4).

#### Drainage Report

The revised Stormwater Drainage Report includes a large-scale Final Drainage Plan (#5) and addresses items #6 and #7.

#### Driveway/Parking Design

CDOT was contacted and replied that a new permit was not needed as the increase in ADT was not over 20% (Attachment B)(#8).

With respect to materials (#9), the driveway paving in the right-of-way, which was installed by the previous owner for the now deconstructed office building, will not be changed. The parking lot base material will be 6" road base, Class 6, compacted to 95% proctor. The driveway dimensions will be a minimum of 24 feet wide to a maximum of 30 feet with 20 foot radius corners to the existing road pavement, and will be paved to the right-of-way line. Wheel stops will be used to delineate the individual parking spaces. Smooth pole fencing will show the

extent of the parking area and will close off access by the public and cars to the stormwater detention pond. Directional signs will be obtained from and installed by the city of Boulder Sign Shop using standard parking lot signs per city standards.

Traffic Impact/Trip Generation

A Traffic Impact Study will be undertaken on the first good weather weekend in May (#10). Our traffic consultant, SEH, met with County Transportation staff to determine the scope of work for this study (Attachment C). The study results will be forwarded to you upon receipt.

**Boulder County Parks and Open Space**

The Marshall Mesa trailhead was identified in the OSMP Visitor Master Plan (VMP) as a major capital project to undertake in 2005. The VMP was reviewed and unanimously accepted by the Boulder City Council on April 12, 2005. The plan had an extensive public process, including more than 60 public meetings from 1999 to 2005. Subsequently, the Marshall Mesa-Southern Grasslands Trail Study Area (TSA) Plan was completed Dec. 2, 2005, and again recommended the construction of the Marshall Mesa trailhead. The former off-street trailhead parking along Marshall Drive was partially in the road right-of-way and posed safety concerns. The new Marshall Mesa trailhead was planned to provide visitor parking capacity and services to accommodate the high level of use in the larger Marshall Mesa area. Staff will work with County Transportation to ensure visitor safety. The information from the traffic study will guide this effort. County Transportation staff found the Trip Generation analysis to be reasonable.

**Boulder County Public Health**

Wastewater Treatment

A permit for the onsite wastewater system was issued by Boulder County Public Health and accompanies this letter (Attachment D).

Land Disturbance

The area to be disturbed is less than 25 acres and the project will take less than six months, thus an Air Pollution Emission Notice will not be needed.

Stormwater Management

As mentioned previously, we will apply for a Stormwater Discharge Permit. We do not believe there will be a need to dewater the site.

**Adjacent Property Owners**

The Boulder County Road map and the County Assessor show Eldorado Springs Drive going east from Hwy. 93 and ending at it's intersection with Marshall Road. This is why the trailhead is shown on the project maps as coming off of Eldorado Springs Drive.

OSMP does not believe the size of the trailhead parking lot will cause the area to be overused. We try to size trailheads to allow parking for the number of cars and people we feel the area can sustainably handle.

OSMP does not provide potable water at trailheads because we would have to guarantee potability and we do not want to assume that liability where well water is the water supply.

The leach field associated with the previous building has been removed from the property. OSMP decided to install a vaulted outhouse to eliminate the necessity installing a leach field at this trailhead.

### **Boulder County Land Use Department**

As shown on the Improvement Survey Plat, one corner of the pavilion is located 9.6 feet from the south property line. OSMP in 2006 went through the Site Plan Review process to change the use of the Marshall Mesa trailhead parcel from vacant to recreational (SPR-06-078). A full-sized scaled Conceptual Master Plan was submitted as a part of the application. The corner of the pavilion was shown being located 20 feet from the property line. County Land Use issued a conditional approval for SPR-06-078 on August 10, 2006. The table at the bottom of page 2 of the approval letter OSMP received states the location of the pavilion and privy are approved "As shown on the site plan and staked in the field" (Attachment E). The distance of the pavilion from the property line is not called out as an issue. If the location of the pavilion relative to the property line had been brought to the attention of OSMP, the pavilion would have been relocated as requested. Due to the previous County approval of the pavilion location, at neither 0 feet nor 12 feet from the south property line, OSMP requests an exemption from this portion of the Land Use Code.

The water pump house was located on the property when OSMP purchased it in 2004. Boulder County conditionally approved the construction of two office buildings on the site in 2000 (SPR-99-253). One building was built in 2001 but never received a certificate of occupancy due to structural problems. The pump house was associated with the office building. Because Boulder County issued a building permit for the office building, OSMP believed the water pump house had been located with County concurrence.

Sincerely,



Ann FitzSimmons  
Research & Information Specialist



**Marshall Mesa Trailhead  
Area to be Disturbed During Construction**

**Eldorado Springs Dr.**

**HWY. 93**

**Area to be Disturbed  
86,518 sq. ft.  
1.99 acres**

ATTACHMENT B

**From:** "Hice-Idler, Gloria" <Gloria.Hice-Idler@DOT.STATE.CO.US>  
**To:** "Ann Fitzsimmons" <FitzSimmonsA@bouldercolorado.gov>  
**Date:** 9/10/2007 4:36 PM  
**Subject:** RE: City of Boulder trailhead access permits  
**CC:** "Glenn Carriere" <CarriereG@bouldercolorado.gov>, "Jim Reeder" <Reederj@bouldercolorado.gov>

---

Gloria Hice-Idler  
Access Manager  
CDOT Region 4  
1420 2nd Street  
Greeley CO 80631  
(970) 350-2148

---

**From:** Ann Fitzsimmons [mailto:FitzSimmonsA@bouldercolorado.gov]  
**Sent:** Thursday, September 06, 2007 5:09 PM  
**To:** Hice-Idler, Gloria  
**Cc:** Glenn Carriere; Jim Reeder  
**Subject:** City of Boulder trailhead access permits

Gloria,  
I am working with Glenn Carriere on the expansion of two Open Space and Mountain Parks (OSMP) trailhead parking lots located along State highways. I have a question with respect to the access permits for each trailhead.

Marshall Mesa Trailhead

CDOT issued Permit No. 406145 for this access late last year. Our application stated the ADT for the trailhead would be 139. We are in the process of applying to Boulder County for a larger parking lot. The ADT will increase to 158. Do we need to amend our existing access permit? **No permit is needed since the increase is not over 20%.**

Thanks for your help.  
Ann

Ann FitzSimmons  
Research & Information Specialist  
Open Space and Mountain Parks Department  
City of Boulder  
P.O. Box 791  
Boulder, Colorado 80306  
phone: 720-564-2037 fax: 720-564-2095  
[fitzsimmonsA@bouldercolorado.gov](mailto:fitzsimmonsA@bouldercolorado.gov)

ATTACHMENT C

-----Original Message-----

From: Phil Weisbach [mailto:pweisbach@sehinc.com]  
Sent: Monday, November 19, 2007 4:36 PM  
To: Riley, Anita A.; Swirhun, Lesley; Gindlesperger, Justin  
Cc: fitzsimmonsa@boulder.colorado.gov  
Subject: Traffic Study for Marshall Mesa Trailhead

Dear Anita, Lesley, and Justin -

Here are my notes from our meeting today:

Rather than a classic traffic impact study, the County would like to see more of a traffic operations and safety study for the project site and vicinity. The intent of the study is to identify what impacts the trailhead and trailhead parking lot might generate when the lot is operating with the full 61 parking spaces proposed at the site; and what traffic mitigation strategies might be needed or considered - immediately or in the future - based on the demand for vehicle trips accessing the trailhead and traffic on SH 170 and the SH 170/SH 93 intersection.

Two primary areas of concern are: 1) potential diversion of traffic from the trailhead access to Old Marshall Rd north of the project due to current or potential future right-in, right-out restrictions from the access. 2) providing facilities for safe pedestrian access to/from the Marshall Mesa Trailhead and the overflow area north of SH 170, should trail users prefer to use this site to park, or should they not find parking availability at the trailhead parking lot.

Some specific traffic count data the County would like to see in the study, to evaluate existing and future conditions, and to provide baseline data for impacts to Marshall Rd. are described below. Turning movement counts, pedestrian counts, and daily traffic counts referenced below will be for a typical Friday, Saturday, and Sunday from dawn to dusk:

- turning movement counts at the SH 93/SH 170 intersection.
- turning movement counts into/out of the Marshall Mesa Trailhead access
- identification of which trips exiting Marshall Mesa Trailhead access going east turn north onto Old Marshall Rd.
- hourly counts of parking utilization at the existing trailhead parking

lot.

- identify how many cars parking in the area north of SH 170 have users that cross SH 170 to access the Marshall Mesa trailhead.
- pedestrian crossings to/from the Marshall Mesa access across SH 170 to the parking area to the north of SH 170.
- observations as to the availability of gaps for pedestrians to cross SH 170 safely and without undue delay.
- daily traffic counts on Marshall Rd (SH 170) midway between the Marshall Mesa access and the 90 degree bend to the east. These counts will be directional, and will identify the traffic speed profile.
- daily traffic counts on Old Marshall Rd (SH 170) north of the residential area, just north of the bend in the road where Old Marshall Rd heads more directly north. These counts will be directional, and will identify the traffic speed profile.

4. Using readily available CDOT traffic increase factors for SH 170 and SH 93, estimate the traffic increases on SH 170 and SH 93 20 years into the future. Estimate current LOS, and 2027 SH 93/SH 170 intersection level of service based on those increases. Evaluate whether the traffic to/from the Marshall Mesa trailhead parking lot causes any decrease in level of service at that intersection; and how any such traffic increases might affect pedestrian flow from the trailhead access to the parking area on the north side of SH 170.

5. Essentially, the task is to evaluate the impact of the trailhead parking lot to traffic operations and safety - both vehicles and pedestrians) currently and 20 years into the future, and with existing traffic control (painted right-in, right-out striping at the access to SH 170) and with a potential raised right -in, right-out island that more forcefully channels traffic exiting to the east, and limits traffic going westbound on SH 170 from making a left turn into the access driveway.

Attached is a graphic illustrating the location of the turning movement counts and daily traffic counts proposed.

That's what I remember. Please let me know the result of your conversations with George and Mike, and whether County Land Use has other traffic concerns that this traffic study must address or analyze.

Thanks again for your time this morning. Have a great Thanksgiving holiday, one and all.

Phil

(See attached file: Marshall Mesa.pdf)

Contact Information:

Philip T. Weisbach, PE

Associate/Traffic Engineering and Transportation Planning

SEH

1375 Walnut, Suite 211

Boulder, CO 80302-5263

e-mail: pweisbach@sehinc.com

phone - direct: 303-441-5411

phone - main office: 303-442-3130

fax: 303-442-3139





← daily counts  
directional  
speed profile

← Daily counts  
directional  
speed profile

↑↑  
Turning Movement  
Counts

© 2005

Eye alt



Why Fecal Matters What's Being Done Be SepticSmart Resources

# Be SepticSmart.

Check Permit Update Approve

## Permit Record

### Property Information

Address	S. 1842 Foothills Hwy Boulder CO 803030000
Property ID	10154
Parcel Number	157721000023

### Most recent permit

Permit Type	New
Permit Issue Date	5/10/2006
Date of Final Approval	9/20/2006
Permitted bedrooms	0
Type of system	Vaulted Outhouse
Size of tank	N/A

### Permit History

Permit Type	New
Final Approval Date	
Permit Type	New
Final Approval Date	
Permit Type	New
Final Approval Date	5/29/1961

## Review your permit

### 1. Verify the number of bedrooms

In order for this system to be considered "approved," the number of bedrooms located in the home must be accurately reflected on the most recent permit.

### 2. Look for a date of final approval

Your Certificate of Final Approval is your assurance that your system, with proper maintenance, is built to protect our waterways from contamination. Without a final approval, a system is considered "not approved."

A system is designed based on capacity. Therefore, adding bedrooms without also upgrading the system can strain the system and lead to system failure. If there are more bedrooms in the home than reflected here, please contact us at 303-441-1564 for assistance.

### 3. Maintain your system

Regular pumping, inspecting, and care for a system can help to protect your investment and protect our community.

[Why Fecal Matters health & family water quality home value](#)

[What's Being Done background strategies/solutions](#)

[Be "SepticSmart" check permit permit process maintenance](#)

[Resources campaign materials glossary professionals regulations](#)

## Documents

Search your permit file documents online. Select document type below and click the Go button

Document Type

See: [Maintenance Guide](#)

## Something not look right?

Contact us at 303-441-1564, or submit a data correction request online.

**BOULDER COUNTY PUBLIC HEALTH DEPT**

3450 Broadway, Boulder, CO 80304

Phone: (303) 441-1190

CITY OF BOULDER

**RECEIVED**

**APPLICATION FOR PERMIT TO  
INSTALL, CONSTRUCT, ALTER OR REPAIR AN ONSITE WASTEWATER SYSTEM (OWS)**

Application Date: 2006-4-06 Parcel #: \_\_\_\_\_ Fee Permit #: NO FEE

Permit Type:  New Tank  Major Repair  Minor Repair  Addition  Use  Renew  Change of Owner

Site Address: 1842 S. Foothills Hwy, Boulder, CO City: Marshall, CO Zip Code: 80302

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision: \_\_\_\_\_ Section: 21 Township: 15 Range 70W

**OWNER INFORMATION:**

Owner(s): Last: City of Boulder First: Open Space & Water Parks Dept Middle: \_\_\_\_\_ Phone: (Home) 303-441-3440

Last: \_\_\_\_\_ First: \_\_\_\_\_ Middle: \_\_\_\_\_ (Work) \_\_\_\_\_

Mailing Address: 7315 Red Deer Dr. (Fax) \_\_\_\_\_

City/State/ZIP: Boulder, CO 80301

Original or Previous Owner: \_\_\_\_\_

**Agent Information if appropriate (MUST PROVIDE SIGNATURE AUTHORIZATION FROM OWNER):**

Agent Name: GLENN CARRIERE, P.E. Phone: (Home) \_\_\_\_\_

Mailing Address: 7315 Red Deer Rd (Work) 303-413-7623

City/State/ZIP: Boulder, CO 80301 (Fax) 303-413-7617

Engineer: Tom Goodhue, AIA Installer: LaFford Excavating

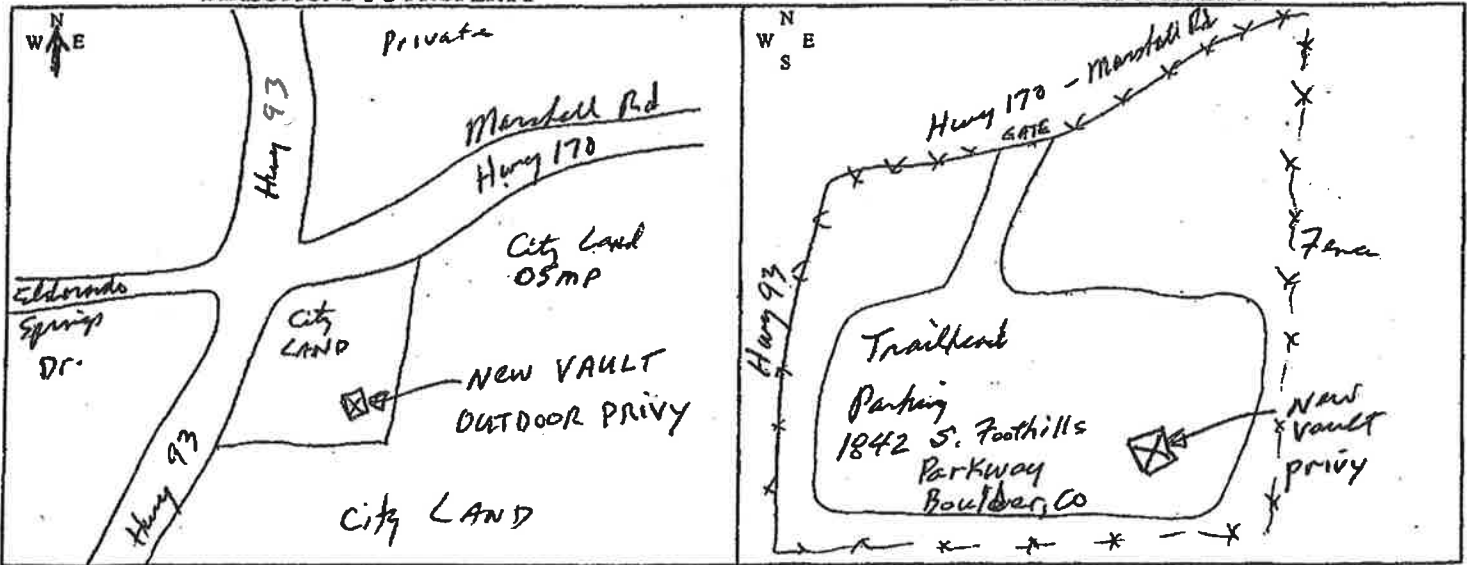
**PROPERTY INFORMATION:**

Existing Buildings:	residential	commercial	industrial	institutional	other	none	<input checked="" type="checkbox"/>
Proposed Buildings:	residential	commercial	industrial	institutional	other (specify)	none	<input checked="" type="checkbox"/>
Distance to Public Sewer:	less than 400 feet		greater than 400 feet/less than 1 mile		greater than 1 mile		<input checked="" type="checkbox"/>
Number of Bedrooms:	0		1		2 or more		<input checked="" type="checkbox"/>
Number of Bathrooms:	0		1		2 or more		<input checked="" type="checkbox"/>
Water Supply:	well installed	proposed	Type of system requested:		septic tank	aerobic tank	<input checked="" type="checkbox"/>
	system installed	proposed			absorption bed/trench	evaporation/ventilation	<input checked="" type="checkbox"/>
	Water District				other (specify)		

PLEASE PROVIDE detailed directions to the property. PLEASE SKETCH a plot plan below indicating the (proposed) location of buildings, wells, or other type of water supply, waterlines, proposed septic area, and any physical features such as streams, lakes, ditches, gulches or rock formations on the property.

**DIRECTIONS TO PROPERTY**

**PLOT PLAN OF PROPERTY**



Owner Signature (Authorized Agent) Glenn Carriere 5-4-06

BOULDER COUNTY PUBLIC HEALTH  
3450 Broadway Boulder, CO 80304  
441-1190

ONSITE WASTEWATER SYSTEM  
SITE INSPECTION WORK SHEET

PROPERTY OWNER CITY OF BOULDER

LOCATION 1842 S FOOTHILLS Hwy; S21, T15, R70  
(Legal and Property Address)

TYPE OF SYSTEM REQUESTED VAULTED PRIVY

Proposed Structure OPENSOURCE Water Supply WELL

Perc Rate / Depth of Perc Holes /

Slope 4% Floodplain NO

Lot Size 2 AC Area for Expansion YES Density HIGH

Groundwater Depth / Max. Seasonal Groundwater Depth /

Bedrock Depth / Bedrock Type /

Unsuitable Soil Depth / Unsuitable Soil Type /

Minimum Required Setbacks:

Water Lines <u>10'</u>	Wells <u>50'</u>	Springs <u>50'</u>
Property Lines <u>10'</u>	Road Cuts <u></u>	Waterways <u>25'</u>

Municipal Sewer Availability > 1 MILE

Other \_\_\_\_\_

APPROVAL  DENIAL  REASON(S) \_\_\_\_\_  
Environmental Health Specialist Chris P. Walls  
Date 5/9/06

\*\*See other side for plot of site and soil profile log.\*\*

SOIL PROFILE LOG

Depth

Soil Type

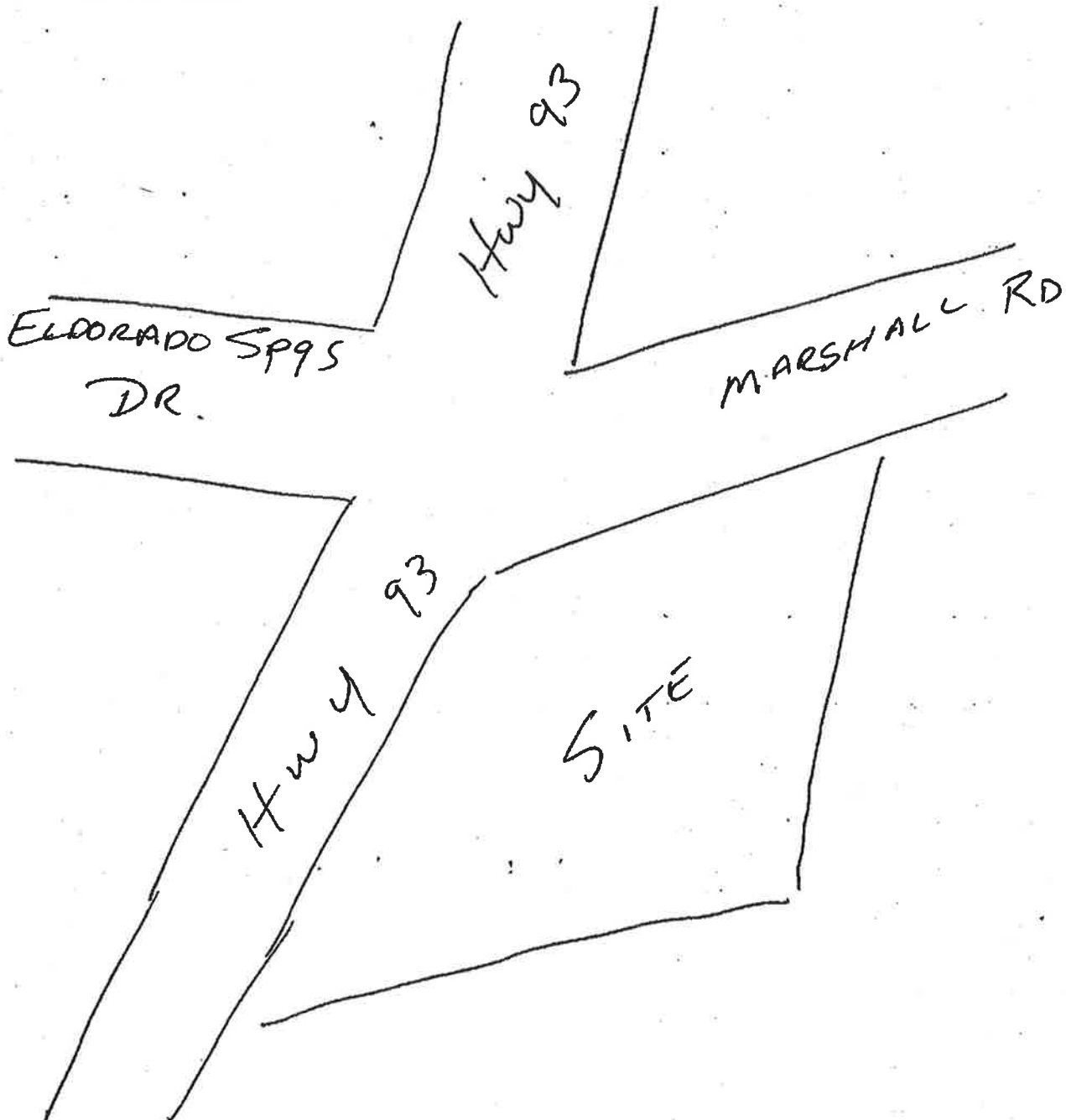
0



UA

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PLOT OF SITE



BOULDER COUNTY PUBLIC HEALTH  
3450 Broadway Boulder, CO 80304  
(303)441-1190

ONSITE WASTEWATER SYSTEM  
FINAL INSPECTION

PROPERTY OWNER City of Boulder

LOCATION 1842 S. Foothills Hwy; S21 T15 R70W  
(Legal and Property)

INSTALLER City of Boulder / LEFT HAND

Installed in area of tests / at depth of tests /

Septic Tank/Aeration Unit Size 2 x 1250 gal Type CONCRETE

Company OTHER Watertight yes Risers NA

Lift Station Installed No Watertight / Size /

Warning Device Operating / Location / Type /

Minimum Area Required / Area Installed /

Distribution Box / Water Levelled / Equal Distribution /

Distribution Lines / Capped / Looped / Level /

Depth of Gravel / Adequate sewer line fall /

Depth of System / Depth of fill / Adequate berm /

Cover / Liner installed /

Distance to wells \_\_\_\_\_ Distance to waterways \_\_\_\_\_

Easement and Maintenance Agreement \_\_\_\_\_

Other \_\_\_\_\_

Approved / Pending \_\_\_\_\_ Not Approved \_\_\_\_\_

See attached Inspection Results (Blue slip)

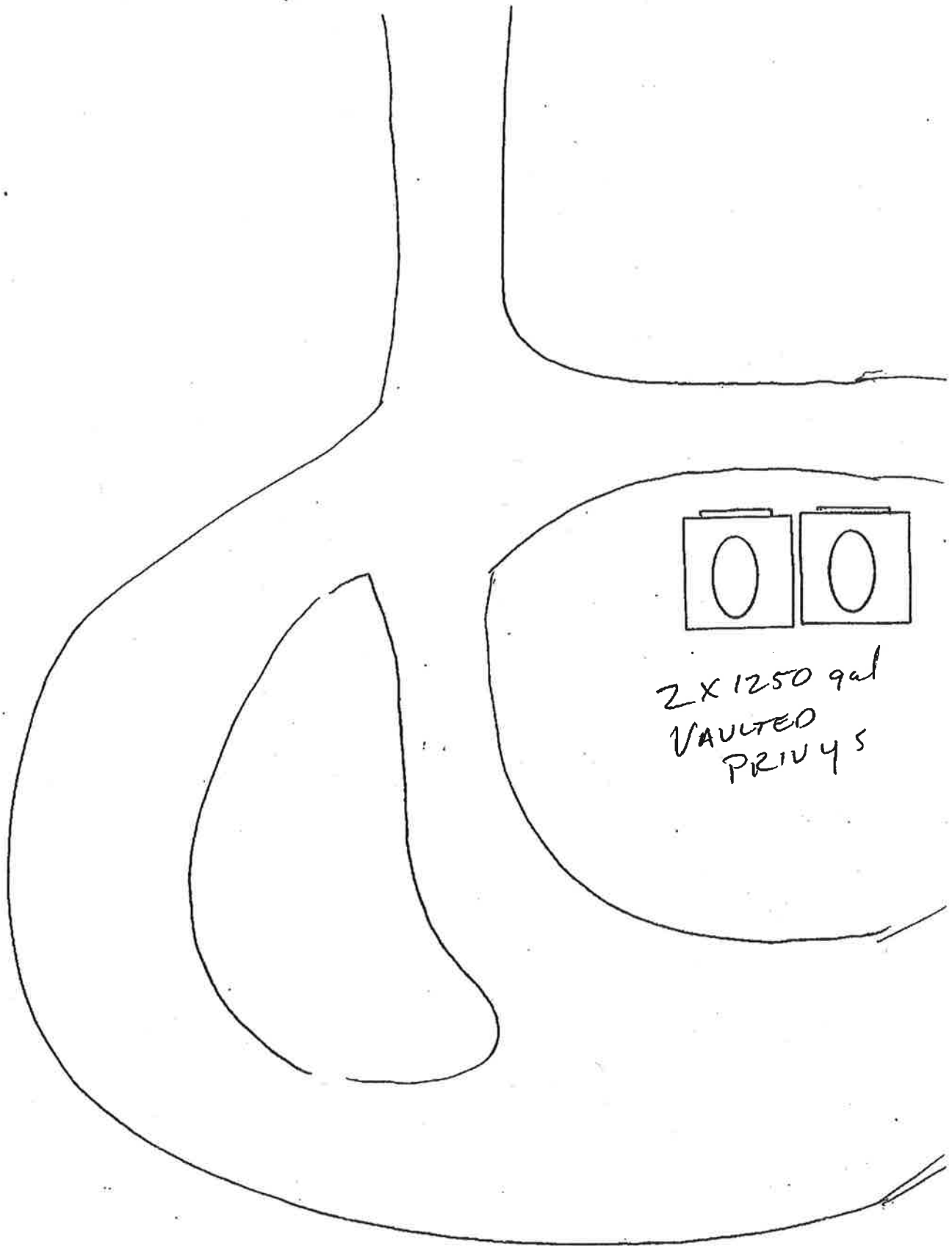
Environmental Health Specialist Cheryl Walks  
Date 9/12/06

\*\* See other side for plot of final installation \*\*

PLOT OF FINAL INSTALLATION



N



**BOULDER COUNTY PUBLIC HEALTH**

3450 Broadway Boulder, CO 80304  
303-441-1190

**INDIVIDUAL SEWAGE DISPOSAL SYSTEM INSPECTION RESULTS - FINAL**

Property Owner C.O.B.

Location 1842 ~~W~~ S. Foothills Hwy  
(Legal and Property Address)

Approved  Pending  Not Approved

Comments RPE WRITTEN final Approval

[Signature]

Environmental Health Specialist  
10/03

Date 9/12/06 Time 1130



SPR-06-078: City of Boulder Trailhead  
 1842 S. Foothills Highway  
 Page 2 of 8  
August 10, 2006

applicant consider the feasibility of relocating the access further east on State Highway 170. Since the application includes a change of use and vehicle type, the applicant must obtain a new access permit from the State of Colorado and undergo an access reevaluation; which may include relocating the access as previously mentioned. Contact the Colorado Department of Transportation (970-350-2163) for access requirements and details.

***Prior to issuance of any permits***, submit to the Land Use Department verification of access permit from the Colorado Department of Transportation. This Site Plan Review approval by the Land Use Director is not to be construed as approval of access, nor is it a waiver of the requirement.

### C. SIGNAGE

Signage describing direction of traffic flow, trailer parking and handicap parking must be clearly marked around the parking areas and entrance. Additionally, any signage must meet the requirements of Article 13-600(D) of the Land Use Code.

2. ***The height, size, location, exterior materials, color, and lighting of proposed structures shall be compatible with the topography, vegetation, and general character of the applicable neighborhood or surrounding area.***

### A. HEIGHT, SIZE, LOCATION, EXTERIOR MATERIALS and COLOR

The following items have been reviewed and are approved as proposed in the application materials dated 8/10/2006:

	<b>Description</b>	<b>Approved</b>
<b>Height:</b>	Privy: Approximately 12'-6" from existing grade Pavilion: Approximately 12' from existing grade	8/10/2006
<b>Size:</b>	Privy: Approximately 128 sq. ft. Pavilion: Approximately 128 sq. ft.	8/10/2006
<b>Location:</b>	As shown on the site plan and staked in the field	8/10/2006
<b>Exterior materials:</b>	Privy: Fiber cement siding and corrugated metal roof Pavilion:	8/10/2006

**Oxenfeld, Greg**

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**From:** Ann Fitzsimmons [FitzSimmonsA@bouldercolorado.gov]

**Sent:** Wednesday, September 10, 2008 2:09 PM

**To:** Oxenfeld, Greg

**Subject:** New Marshall Mesa TH deed

Greg,

Attached is a copy of the recorded deed by which we combined the City Limits and Stanger properties as you and I discussed. The Marshall Mesa Trailhead is located on the City Limits portion of the property covered by this deed.

Ann