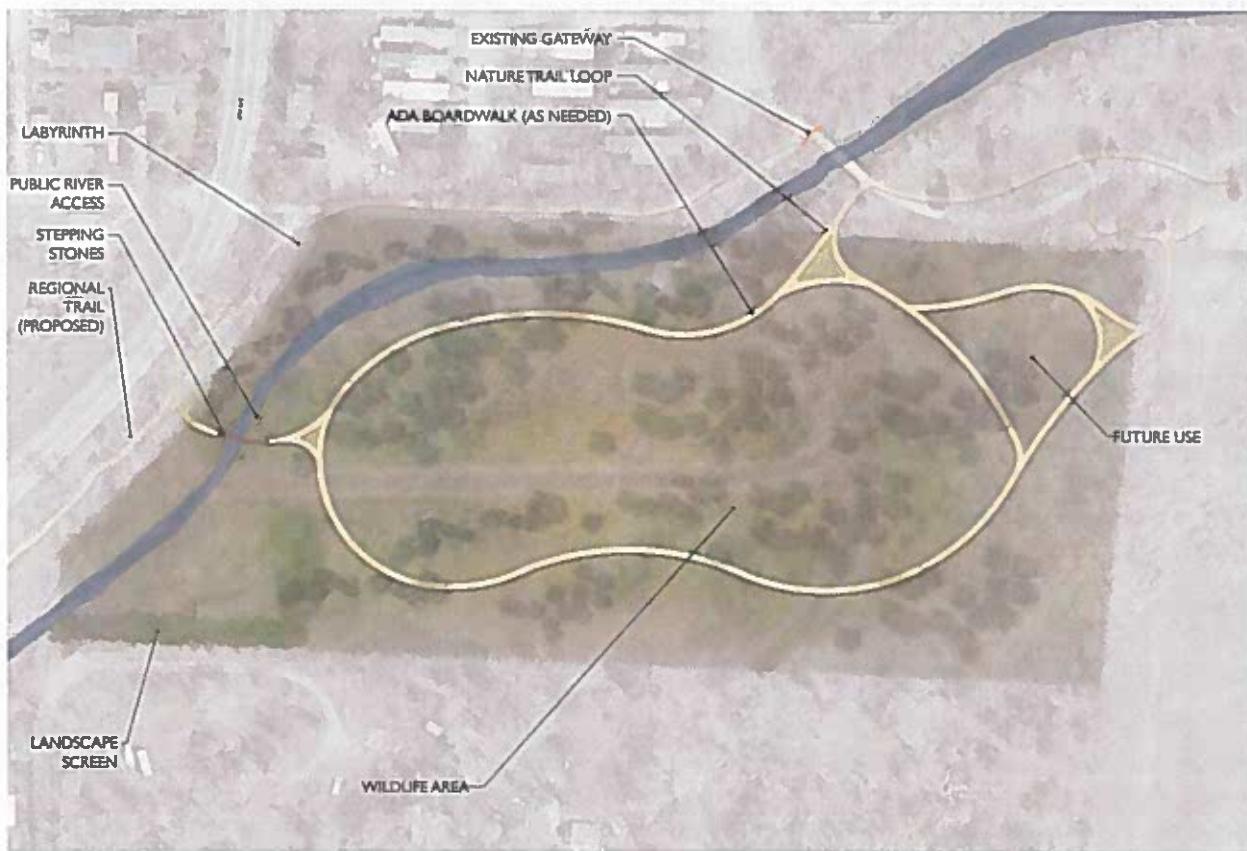


Martin Property

The natural resource value of the Martin Property is significant. Mature tree cover, well established vegetation, and riparian habitat are well preserved on the site relative to other buy-out lands. This property is envisioned as a wildlife area with only limited development in order to protect and preserve these resources. Trail access and a single river access point will be provided to define these uses and deter undesirable behaviors.

Improvements include basic site grading, naturalization with native grass and wildflowers, a primary trail loop, natural public river access, and a stepping stone river crossing to the Labyrinth.

Access to the Martin Property will require special consideration. Primary access will be provided from Bohn Park, which has parking and restrooms for visitor use. A loop trail is envisioned to return users back to this same point of origin. Additional access from the Labyrinth via the stepping stone river crossing is expected to be limited. However, it is anticipated that some visitors will enter and exit the site from Boulder County Road 69, next to the river to the southwest. Efforts to help mitigate this are recommended.



Martin Property

Town staff should work with Boulder County and adjacent property owners to allow maintenance and emergency access but prohibit vehicle parking on CR-69. No-parking signs should be installed as well as signage directing visitors to access to the Martin Parcel from Bohn Park. Boulders may be added along the roadside to deter parking. A landscape screen or barrier should be erected to indicate that vehicular access, which in the past extended into the Martin parcel, now ends at the property boundary. The Town should pursue development of a multimodal trail along highway 7 to replace the trail destroyed during the flood and discourage use of the Martin Parcel and CR-69 to access nearby regional trails.

It is also likely that users will attempt walk to and from nearby destinations, such as Hall Ranch and Picture Rock Trailhead, along CR-69. County landowners and residents south of the Martin parcel expressed explicit concerns about quality of life impacts due to such thru traffic. This dynamic will be difficult to prevent and will result in unplanned social paths and degradation of natural resources on the Martin Property.

The Town should plan and build a small trail to connect the primary trail loop on the site to the terminus of CR-69 and deter unplanned social trails. A small sign should be erected to read "Local Use Only: Please respect the privacy of our neighbors." The intent of this single-track access trail is to define this inevitable use and protect the site from unnecessary habitat damage.