

**CITY OF BOULDER  
INFORMATION ITEM FOR:**

**OPEN SPACE BOARD OF TRUSTEES –  
TRANSPORTATION ADVISORY BOARD –  
ENVIRONMENTAL ADVISORY BOARD –  
PLANNING BOARD –  
WATER RESOURCES ADVISORY BOARD –  
PARKS AND RECREATION ADVISORY BOARD –**

**GREENWAYS ADVISORY COMMITTEE AGENDA ITEM**

**MEETING DATE: February 21, 2007**

**SUBJECT:**

Elmer's Twomile Greenways Project CEAP Amendment

**REQUESTING DEPARTMENT:**

Anne Noble – Greenways Coordinator

**PURPOSE:** To amend the Elmer's Twomile CEAP to include a box culvert to carry the 100 year storm event rather than an open channel in the northern reach of the Elmer's Twomile drainage between Valmont Road and Glenwood Drive.

**GREENWAYS ADVISORY COMMITTEE ACTION REQUESTED:**

Staff requests a motion from the Greenways Advisory Committee approving the Elmer's Twomile Greenways Project CEAP Amendment.

**FISCAL IMPACT:** This project was anticipated to be completed in two phases. Federal Transportation Improvement Program (TIP) funding has been approved for both phases of this project. Sufficient matching funds have been included in the Flood Utilities and Greenways Capital Improvement Program in 2006-2009. The proposed design changes are not anticipated to significantly increase the cost of the project.

**EXECUTIVE SUMMARY:**

This item gives the Greenways Advisory Committee (GAC) the opportunity to review and approve an amendment to the Community and Environmental Assessment Process (CEAP) document for the Elmer's Twomile Greenway Project from Goose Creek to Glenwood Drive. Council approved the CEAP for this project on Oct. 20, 2004. An amendment to the CEAP is being proposed to accommodate changes in the flood mitigation design based on input from adjacent property owners. This amendment would substitute an underground box culvert between Glenwood Drive and Valmont Road instead of an open channel as originally proposed, in order to minimize impacts on adjacent property owners.

**Council Filter Impact:**

**Economic:** The proposed design changes to this project do not significantly impact the cost of this project.

**Environmental:** The proposed design changes will reduce impacts to existing trees and vegetation.

**Social:** The proposed design changes reduce the encroachment on the Willow Brook properties and eliminate any impacts to parking spaces in Tebo Plaza.

**BACKGROUND:**

The Elmer's Twomile Creek Greenway Project involves the construction of a multi-use path and flood mitigation improvements along Elmer's Twomile Creek from Goose Creek to Glenwood Drive, including a proposed underpass at Valmont Road.

**PUBLIC PROCESS AND COMMENT:**

The CEAP for this project was approved by City Council in October 2004. GAC reviewed the CEAP in a public hearing on May 19, 2004, and unanimously (6-0) recommended its approval. Prior to the public hearing, the six advisory boards that are represented on the GAC received a copy of the CEAP as an information item, so as to enable all of these board members the opportunity to provide comments to their GAC representative. The CEAP evaluated three alternatives for the southern portion of the project and two alternatives for the northern section. The chosen alternatives included a combined pedestrian and flood drainage underpass at Valmont Road, with a wider channel width north of Valmont Road. Prior to the GAC meeting, a public open house was held on March 8, 2004 to solicit comments on this project.

Centennial Engineering was hired in January 2005 to develop a preliminary and final design and obtain environmental and historical clearances required for federally funded projects. A pre-application was submitted to the Planning Department in June 2005 in order to insure that all of the development requirements would be met. Preliminary plans were completed in May 2005, and were revised in August 2005, after meeting with adjacent property owners. The plans were changed to include an underground box culvert between the Willow Brook Condominiums and Tebo Plaza (Attachment A) rather than an open channel. This modification was made to limit impacts on trees and reduce encroachment on the Willow Brook properties and parking spaces at Tebo Plaza, due to limited space for a conveyance channel.

**ANALYSIS:**

Several channel width options were evaluated prior to eliminating the open channel concept for the underground box culvert. A wider, open channel (36 feet wide) would have required the removal of 50 parking spaces in Tebo Plaza and all of the mature trees east of Willow Brook Condominiums. The channel would have retaining walls five to eight feet high on both sides, with the distance between the retaining wall on the west side of the channel and the Willow Brook Condominiums as close as 10 feet. By reducing the channel width to 30 feet and moving the channel closer to the Willow Brook Condominiums, the number of parking spaces impacted would be reduced significantly, but the height of the retaining walls would increase and the distance between the retaining wall on the west side of the channel and the condominiums would

be as close as four feet. Attachment C is cross sectional drawings that illustrate the wider and narrower channel alternatives in the original CEAP, as well the proposed design amendment.

The Urban Drainage and Flood Control District has evaluated the revised plans and is in concurrence with the installation of a box culvert for this application. The proposed changes were presented at a public open house on November 2005 to solicit comments. The attached plans (Attachment A) along with an explanation of the modifications (Attachment B) were presented. Members of the public that attended these meetings understood the site constraints and were concerned about the impact on existing trees and were therefore supportive of the proposed design change.

**STAFF RECOMMENDATION:**

Greenways staff recommends that the GAC make a motion in support of this amendment to the Elmer's Twomile CEAP.

**ATTACHMENTS:**

- A Elmer's Twomile Project CEAP amendment plans (3 pages)
- B Explanation of Modifications from the CEAP Concept Plan
- C Cross Section Drawings (3 pages)