



## Open Space and Trails Advisory Committee

*Minutes*  
*March 20, 2013*

### Meeting Summary

OSTAC and PRAC reviewed and commented on the Lambertson Farms/McKay Lake Open Lands Master Plan. OSTAC received updates on the Tom Frost pavilion grill and two upcoming prairie dog projects.

### Roll Call

OSTAC

Present:

Annette Cislo

Rob Bodine

Bob Gaiser (departed, 6:30 for another meeting)

Jay McKeral

Patrick Tennyson

Absent:

James Haedrich

Councilmember Mike Shelton

Councilmember Martha Derda

William Olney

George Zack

(Members were either sick, had to attend to a sick family member or had work commitments)

PRAC Members:

Dick Miller

Sarah Davenport

Mike Moroze

Dave Peterson

April Muir

Kevin Jacobs

Others in attendance:

Kristan Pritz, Open Space and Trails Director

Kevin Standbridge, Deputy City and County Manager

Nancy Harrold, Director of Recreation Services

Kristan Pritz, Director of Open Space and Trails

Pete Dunlaevy, Senior Open Space and Trails Coordinator

Bob Walsh, Root House Studio

Ian Scott, Root House Studio

Matt Gulley, Facility Manager, Recreation Services

Kathryn Bergh, Capital Improvement Project (CIP) Manager

Bryan James, Intern, Recreation Services

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Karen Gerrity, Cultural Affairs Manager  
Ellen Cancino, Recording Secretary

## **Agenda Minutes**

1. Call to Order OSTAC/PRAC Meeting, 6:05 p.m. by Rob Bodine

2. Interested Citizens

Lesha and Tim Van Binsbergen and Mary Ann Burns

Tim and Lesha Van Binsbergen own a house in Lambertson Farms adjacent to the McKay Lake area and wanted to see the plans for the proposed master plan. They indicated that they had been unaware that any development would take place on the site, and are very concerned about the changes to the property.

3. Review of Lambertson Farms/Mckay Lake Open Lands Master Plan

Kristan introduced Ian Scott and Bob Walsh from Root Studios.

Bob Walsh gave an overview of the steps the consultants had gone through to develop the three plans being presented. The Broomfield site is approximately 41 acres, and when combined with the lake owned by the City of Westminster, the entire site is approximately 100 acres.

Ian Scott provided background on their firm, Root House Studio. They were selected through a competitive process.

Root House staff initially toured other Broomfield parks. They determined that there are no similar areas near the site. Four major trail systems connect to the area.

Xcel Energy maintains a large gas line that runs through the middle of the site, and there is an Xcel valve station on the west side of the site, enclosed with chain link fence.

An Environmental Assessment Study was completed by Smith Environmental. It was determined that there are no endangered species or prairie dogs on the site. There are some wetlands areas, primarily between the two dams. No part of the site lies in a flood plain.

Root summarized the Needs Assessment and explained that the site was generally divided into zones: active zone on the west, buffer zone on the east, utility zone, lake zone, and mountain view zone in the center.

Bob showed three concept plans. He noted that many of the features/uses appear on all three concept plans but in different locations. Of the three drawings, Plan 1 had the most active uses; Plan 2 was the most passive; and Plan 3 was a combination of active and passive. All concepts include a community garden.

Kristan Pritz said that the concept plans have been shared with City of Westminster staff and comments will be forthcoming.

Lesha and Tim Van Binsbergen commented that they were still in shock about plans to develop the site, but they understand the desire to do so and that the designs presented were "thoughtful." They still have some concern about the noise that might come from multi-purpose fields.

Kevin Standbridge said that there is not currently funding for site development, so it could be several years before any changes occur. He noted that the McKay Lake developer had provided some money for the development of the parcel directly west of McKay Lake but that this contribution was not enough to develop the entire site under study in the master planning process.

Councilmember Bob Gaiser made the following comments before the meeting as he had to leave for another meeting during the consultant's presentation.

>Bob, concerned about the large 250 space parking lot; the community garden could be smaller as it seems like 150 spaces would be adequate divided equally between the two communities, prefers Concept 2 or 3 for the field layout, likes the idea of the art walk, the trail in Westminster on the north side of the lake should be improved if possible although land ownership may be an issue.

Other comments from the discussion:

>Dick, is pleased with the concepts. 200 parking spaces may be more than we want; splitting up the parking makes sense as the site is very large, needs more information on the bike park idea to develop his opinion on this use.

>Dave, the bike track may be unattractive; would not want it in a place where it would be noticeable and detract from views, particularly of McKay Lake.

>Sara, likes the idea of the bike pump park because kids need an opportunity for this type of play and exercise;

>Dick, could a portion of the site be for a commemorative park perhaps combined with public art that would recognize important residents? This commemorative park concept has come up through the discussion on the Naming Policy project.

>Councilmember Kevin Jacobs, noted that further council discussion on this concept and the location is needed.

>Annette, suggests including an adaptive area. She reiterated that features should be included that "set Broomfield apart from the norm." The idea of having uses that would be attractive to the physically challenged could be a much needed and unique use for the site.

>Rob, parking is always an issue and feels that parking should be in the north by the community garden and asked if the lot was in Broomfield. Crusher fines in parking lots versus concrete/asphalt might give a softer look. (Note that the parking lot by the community garden is in Broomfield) He asked about how the parking lot at Quail Creek Park to the south is used.

>Nancy, the 32 parking spaces at Quail Creek are currently full when activities are taking place in the park. Attendees also park along the street.

>Bob, tried to locate parking close to areas that currently have roadways (utility roads)

>Dave, eliminating fields would decrease the amount of parking necessary and is more compatible with the setting of this site. Put bike track in the central/adventure area.

>Patrick, environmental education is an important aspect of the plan; soccer is also a key piece; concepts 2 and 3 are very strong.

>April, include two to three fields maximum; parking will be a real issue. This approach seems more realistic.

>Mike, the concepts bring in many different activities, which is good. Athletic fields always seem to be needed in Broomfield.

>Councilmember Kevin Jacobs, He emphasized that he was speaking from his viewpoint and not for the entire City Council; does not see this site as a soccer location; agrees that Broomfield needs to plan for soccer fields but not here; this site seems to be more suited to an environmental and fitness focus; it might be a hard sell to City Council if playing fields are included in the plan; and other CIP projects have more priority at this time so funding will be a challenge.

Additional general comments from PRAC and OSTAC.

PRAC:

>Likes the idea of having a variety of activities on the site for adults to do while children are involved in practices on multi-purpose fields.

>Possibly delay developing multi-purpose fields in the current site plan but retain sufficient non-utilized space allocation in the site plan for multi-purpose fields, parking, concession building, etc., as they may be eventually needed

>Include plenty of bike parking to promote bike and pedestrian commuting to the site.

OSTAC:

>It will be positive to have some access whether through a boardwalk or dock at the southwest corner of McKay Lake if Westminster agrees as the owner of this property;

>A greater open space buffer and more native look to the site is positive

>Incorporating the adaptive play concept along with fitness and nature education/play themes will make this site unique

>Make sure there are strong trail connections between the residential uses and the site

>Likes the idea of environmental art

>Staff was asked to find out more about the water level fluctuations at McKay Lake. The committees agreed to eliminate Plan 1 and to meet jointly again once an additional plan is developed. Staff agreed to come back with another concept that showed fewer athletic fields with a stronger open space buffer near the lake. Uses such as the bike pump park, art, nature walk, sculptural amphitheater, and adaptive play will also be included in the plan. Parking will be reviewed.

Joint Meeting concluded at 7:30 p.m.

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4. Call to order OSTAC Meeting – 7:30 p.m.  
Rob Bodine, Chair OSTAC

5. Review and Approve Minutes from the January 24 and February 28 OSTAC Meetings:

A motion was made by Jay and seconded by Annette to approve the January 24 minutes. The motion passed unanimously.

A motion was made by Annette and seconded by Patrick to approve the February 28 minutes. The motion passed unanimously.

6. Other Updates:

-Tom Frost Pavilion Grill:

Kristan explained that a citizen had raised the concern about having a grill at the new Tom Frost Pavilion because of potential fire concerns. Staff reviewed the issue with Open Space Maintenance staff and the North Metro Fire District and will be putting up a small sign near the grill cautioning picnickers to be careful while grilling and to make sure ashes are completely out before leaving. The crusher fines edge around the grill area will also be expanded. She explained that in the future the grill will be closed if the drought continues and the fire danger increases to a point where North Metro Fire District or Broomfield staff believes this is prudent.

-Prairie Dog Management Update:

*Brainard Drive Realignment Project*

-Prairie dogs need to be moved from small areas of Broomfield land, RTD land, and Boulder County for the Brainard Drive realignment project.

-Boulder County's policies call for passive relocation of prairie dogs as a condition of the easement needed for the project.

-Passive relocation can also be used for the Broomfield and RTD land where several burrows also need to be removed.

-Broomfield is currently having a burrowing owl survey and prairie dog population estimate completed for the property.

-The project and prairie dog work will be paid for with CDOT money.

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-This work is currently pending the completion Burrowing Owl Survey and formal approval from CPW. Given these approvals, the timeline for this work would be May-July. If they are delays, the project will be pushed to the fall of 2013.

*The 1st and Lamar Drainage Clearing Project*

-Lateral Drainage way between 1st Ave. and the Community Park irrigation ditch has filled in with sediment and no longer drains towards the ditch as needed. There is standing water and flooding to 1st Avenue when there is street runoff water.

-There is a concrete pan in the drainage way that is estimated to be under 3-4 feet of sediment. An estimated 40 tons of sediment needs to be removed to clear out the channel and make it functional again.

-The work can be done from one side of the drainage, but the equipment (track hoe, dump trucks) will need space to work. This work space is currently occupied with prairie dogs.

-Prairie dogs are currently being removed/managed in several buffer areas surrounding this site, to the north and east.

-Prairie dogs in the work area would be relocated to Great Western Reservoir Open Space as the first priority, pending CPW approval. If CPW determines that there is not adequate space/habitat for the prairie dogs to be relocated to Great Western, they will be captured and donated to a wildlife recovery program. The tentative timeline estimate for this work would be between August and December of 2013.

7. Other Topics as Desired: None.

The meeting was adjourned at approximately 8 p.m.

Minutes Prepared by Ellen Cancino/Pete Dunlaevy.

Approved by OSTAC on April 25, 2013.