



## Open Space and Trails Advisory Committee

*Minutes  
April 24, 2014*

### Meeting Summary

OSTAC reviewed and discussed the proposed Broomfield Trail alignment along the Hoopes property and the proposed McKay/Lambertson Master Plan. OSTAC also reviewed a possible location for public art at the Broomfield County Commons and received an update on the 2014 Broomfield Trail Adventure.

### Roll Call

OSTAC

Present:

Rob Bodine

Annette Cislo

Terra Lenihan

Ray Churgovich

Tim Griffin

Councilmember Sam Taylor

Councilmember Mike Shelton

Absent:

Jay McKeral

Patrick Tennyson

Other Staff or Committee members in attendance:

Kristan Pritz, Open Space and Trails Director

Kevin Standbridge, Deputy City and County Manager

Pete Dunlaevy, Open Space and Trails Coordinator

Kathryn Bergh, Capital Improvements Project Manager

Mike Clement, Deputy Chief of Police

Gary Shearer, Public Art Committee

### Agenda Minutes

1. Call to Order, 6:05 p.m. by Rob Bodine
2. Welcome to new OSTAC Members – Terra Lenihan, Tim Griffin, and Ray Churgovich

Each of the new OSTAC members provided a brief introduction and background about themselves. New members were welcomed by the other committee members.

3. Introduction of Interested Citizens with Comments not on the meeting agenda. None.
4. Presentation on the Proposed Broomfield Trail Project Crossing the Hoopes Property between Sheridan Blvd. and Lowell Blvd.

Kristan provided an introduction to the proposed section of trail, which would be located between Sheridan and Lowell Boulevards, adjacent to the Sheridan Blvd. underpass in the vicinity of the Wildgrass neighborhood and Holy Family High School and Glasser Reservoir. The trail would follow the community irrigation ditch across the Hoopes property to Lowell Blvd. She also mentioned that if funding allowed, the trail would extend south on Lowell Blvd. to the intersection of Lowell Blvd. and 144<sup>th</sup> Ave.

Kristan provided an overview of the larger Broomfield Trail, which will span 22 miles across the entire county when completed. Kristan reviewed the construction of the Broomfield Trail in this area, beginning with the Spruce Meadows trail that was completed in 2013. Kristan described an agreement with FRICO that allows for trails on the ditch rider roads in this area. Kristan also reviewed the surface types for sections of the trail and which sections would be constructed of concrete or crusher fines. The segment of the trail adjacent to the reservoir was proposed to be crusher fines.

The committee was informed of the past plans that have identified this trail, including the 1995 Master Plan, the Wildgrass PUD plans, and the OSPRT Master Plan. Kristan reviewed the general process and timelines for these types of projects including staff meetings, committee meetings, Council meetings, the contractor bidding process and construction contracts. Kristan also reviewed the environmental report for the site.

Kristan gave an overview of the Public Open House on the trail, which took place on April 17. She noted that 19 comments were received at the meeting and an additional email was received earlier in the day on April 24.

Kristan introduced Deputy Police Chief Mike Clement to comment on the proposed trail and any possible impacts on crime. Mike Clement described his history in Broomfield and experience with crime. Generally, activity like trail users passing by is a positive thing rather than having very quiet areas with nobody passing through. Broomfield has typically found trail users to be more conscientious than most citizens. Broomfield has not experienced burglaries or specific crimes to private property from the trails that the Police can recall. It is more common to see open garage or front door entries associated with burglary.

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Public Comments:

>Karen Smith-there are eagles at the reservoir; we have seen them standing on the fence nearby; despite the signage near the lake, there seems to be regular access by the public to the interior of the reservoir.

>Kevin-this discussion has highlighted that we are not enforcing the trespassing in this area very well; we do have some measures in the budget for next year that will increase the protection of the area; in respect to water testing, the water is tested and is up to the requirements of the law; the water is also tested on the way into and out of the treatment plant to the south;

>Lenard Dattilo; thank you to the committee; described possible trail route to the south and the security concerns that have been expressed; believes that security concerns for the water are just as important on the north side of the lake where there is virtually no setback; south side of pond is more scenic route; appreciate the change to soft surface trail near the homes;

>Gina Dattilo; serves as team Mom for CARA track team; lots of activity at this time around the reservoir with the high school meets, etc; would prefer to see this trail on the south side of the lake; this trail could bring a lot of traffic to the area and may become a burden to the homeowners; people will want to go on the south side anyhow; although it is easier and more convenient to use the north side, we would like the city to work with the citizens and make the right choice;

>Gina DeSantis; we reiterate what other neighbors have said; would like to have the crusher fines instead of the concrete; this type of trail will promote a lot of activity; perhaps the trail could be narrower on the south side to offset some of the costs;

>Bill Weidemaier; people at the reservoir have been accommodating to us; we have seen people trespassing and having dogs swimming off-leash in reservoir; the staff responded and put up signs along the fence to stop this but it did not make any difference in usage; asked who the neighbors should call if they see abuses in trespassing in the reservoir?

>Mike C.-would prefer not to have 911 called unless there is a true emergency; can always call dispatch and we will determine if the trespassing is an offense; we typically try to give people one warning and educate them about the issue; a second citation would result in a ticket and a court appearance; we do encourage people to call and report problems they see; we want to know about that;

>Bill W; there are many dogs in the backyards in this area; there is becoming more and more activity with trail users and it could make this a very congested, noisy area; if the trail is to follow the ditch across the community, it should follow the ditch here to the south; am not certain that the post 9/11 security would specify that activity on one side of the res is worse than another; would like to request that if a trail is going to be built, then the city should budget for a fence to be built to protect the homeowners' properties;

>John Evans; believes that the 10-foot sidewalk built near his house in a different neighborhood has been a positive thing, not a negative one; concerns for the police take place in the street, not on the trail; an avid trail user and would like to see trail extended;

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>Karen Smith; the trail is very close to my house, perhaps the closest of any of the neighbors; have lived there since house was built; it is a beautiful neighborhood with great views; have called police one time about activity near the reservoir as approximately 7 children were in bathing suits and towels at the reservoir; the high school (Holy Family) uses the area for running practice and meets; many, many dogs are in this area; reads husband's (Kent) email for committee, reiterating the same points; many residents' life savings are tied up in these houses;

>Tom Sebok; no further comment – opposes the trail in this location for the reasons described by others;

>Mara Radis; the children that are compelled to be in the water is a very frightening situation and this situation has happened a number of times; neighbors attend to the problems and traffic in the area, however, she would have trouble doing this in the future with many more people coming through the area on the trail;

>Gary Oliver; has four Australian shepherds in his house; have seen bald eagles and owls; would like to see a study of the eagles and am very concerned about their protection; also there are prairie dogs out there in this general area; concerned about the access to Broomfield drinking water as there are many substances that could get in the water and be a concern; in the winter time, the ice freezes over and it could become an attractive nuisance; also concerned about height of fence – if the northern route is chosen would like the city to budget for an 8-foot fence to buffer the neighbors; does want a soft trail if it is built;

>Kristan; asked if there were bald eagle nests and prairie dogs;

>Gary O.; no, we have not seen bald eagle nests right there; there are prairie dogs nearby and we have seen a few migrate close to the reservoir;

>Bill W; asked about land ownership on south side of reservoir?

>Kevin-explained property lines, outlined Holy Family owned land;

>Bill W.; asked about moving the trail run along 144<sup>th</sup> and then straight up Lowell to connect;

>Leshia Vanbinbergan; lives in next neighborhood over (Lambertson Farms) and noted that every fear expressed here by neighbors will happen;

>George Zack; am a former OSTAC committee member, uses trails all over regional area and am very excited about trail connections; don't know what the specific laws and dangers are with the reservoir; also don't know the cost associated with the trail and if it is many times more expensive to move the trail to the south--I would support the northern route; do not support running the trail along streets/sidewalks as that is not utilizing the open space and is not a trail experience that is desired by users;

Kathryn Bergh described renderings of the trail showing the width, distances, and surface types in relation to the surrounding landscape.

OSTAC Comments:

>Tim; one thing I would like to share is that I live on Plaster Reservoir in Broomfield with a busy trail, and dogs, and a split rail fence; my house is probably 15 feet from the actual trail; the trail gets a lot of users but the users also provide some governance

over the trail too; the more eyes on a site the better from a crime standpoint; Plaster Reservoir usually does not freeze over and I have not seen people in the reservoir; do not see dogs off leash during the day and have not had a problem with teenagers despite lots of usage; also have had bald eagles at Plaster and they have not been affected by the trail; they actually hunt the geese; at this site for the proposed trail, I did notice an open gate in this area and do think we should prevent access and trespassing there;

>Mike-in some areas it seems like it is possible to use the berm and step right over the fence; we will need to take time with this decision and consider all of the issues involved;

>Annette-am a regular trail user but have not entered this area due to the signs/restrictions; very cognizant of residents and their potential impacts; would question the planned concrete trail along Lowell Blvd. where perhaps the money could be used elsewhere for the trail we are discussing;

Kristan-showed the Lowell trail and explained the potential need for that connection to reach the shopping complex along 144<sup>th</sup> and connect the residents to the north;

Annette-are we introducing an attractive nuisance into this area with greater access to the reservoir?;

Rob-like Tim said there has to be a socialization process with these new amenities and they may turn out to be a positive when everything falls into place and people get accustomed to things; the idea of trails in Broomfield is to utilize the open space and build a sense of community;

>Kristan-reviewed next steps that will include additional research to address the concerns raised and more discussion with OSTAC. She noted that neighbors who have provided their contact information will be notified about upcoming OSTAC meetings.

BREAK – 10 minutes

## 5. Presentation on the Proposed McKay/Lambertson Open Space Master Plan

Kevin Standbridge provided an introduction and history of the McKay Lake property and the Lambertson Farms development that have led to the proposed plan. Kevin also discussed the difference among the definitions of Open Lands (a combination of parks and open space uses), Park (active and passive recreation) and Open Space (passive recreation only such as biking, walking, nature education, habitat enhancement) in Broomfield. The site has been zoned for an open lands/park use for many years. The McKay Landing development provided \$1.38 million for a park/open lands project in this location. (Please note that open lands includes both open space and park/recreation uses as native land and irrigated turf land). In the summer of 2012, several discussions occurred between the Open Space and Trails Advisory Committee (OSTAC) and the Parks and Recreation Advisory Committee (PRAC) about the project and the idea of doing a master plan. A design consultant was hired and the committees worked on draft plans. City Council requested that a Phase 1 conceptual plan be

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prepared that could be designed and constructed within the dollar amount provided by the McKay Landing developer for public comment and review. A public open house was held and an on-line survey completed. Now the project is going back to the two boards so they can hear the public comments, receive information about additional research conducted on issues brought up through public comment, and consider next steps.

Kathryn Bergh described the elements of the concept plan for the site and the various amenities and improvements that are being proposed. Kathryn noted that the plan includes about 1.5 miles of trail, habitat enhancement of native areas, a picnic/nature education pavilion, an adventure playground, a nature fitness course, a bike park, basketball/pickle ball court, adaptive sports features to be incorporated into several of the uses, and a parking area. She explained that this is a concept plan and if and when City Council approves the Master Plan, the design phase would occur. At this time, the project is in the initial stage of planning. She also noted that an environmental report was completed by an environmental consultant to address wetlands, wildlife and other environmental issues.

Kathryn also summarized the comments from the public received through online surveys, the open house, and other means, and reviewed the results. She also noted that a consultant will be looking at the proposed parking and traffic situation in response to public comments.

>Scott Sheppard: how many parking spaces are to be located in the proposed lot within these plans?

>Kathryn: 30 spaces, plus the on-street parking on 138th Avenue and the existing surrounding lots at Quail Creek Park and the Lambertson pool/parking area;

>Scott Sheppard: how many spaces are at the Brunner farmhouse bike area?

>Kevin; there is not designated parking for that specific use as that is a very informal use; there are about 10 spaces available that are located next to the Brunner farmhouse though;

>Ray C.: how far away from the parking lot is the basketball court?

>Kathryn: it is probably about 200 yards;

>Ray C.: What is pickleball?

>Gary S.: describes pickle ball as a cross between ping pong and tennis and notes the high degree of popularity in Broomfield with middle aged and older adults;

>Scott S.: How tall is the equipment in kid's playground?

>Kathryn: estimates that it is 10-15 feet at most, it will be designed for kids and will be constructed of natural materials. The structures will need to meet all safety requirements;

>Mike: is there more parking planned to the north of Phase 1?

>Kathryn: possibly in a future phase, approximately 20 more spaces to the north adjacent to the existing gravel access road;

>Mike: can we look at leaving some space next to the planned parking lot in case we need expansion?

>Kathryn: yes;

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>Scott S.: I just found out about this and had no idea previously, could there be further public notice and comment?

>Kathryn: we are still taking comments; we did send notice out to the HOA's, advertised in the Enterprise, and posted notices in city buildings around Broomfield;

>Scott S.: the HOAs are not always effective at getting these messages out to the residents; also wonder if you are reviewing IP addresses to determine if people are repeating their preferences in multiple surveys;

>Kevin: the surveys are one tool used for public comment.

Public Comment (please note that speakers were asked to provide their full names and addresses but in some cases, the information was not possible to obtain during the comment session)

>Joan Zach: I live in McKay Landing and was notified of this park upon moving into the neighborhood; this neighborhood was attractive to us because of the lake and the plans for the park; some of the prior uses were very unattractive – there has been a very big improvement on what was there previously; this area can be an example of what good community growth can look like and the buffering of noise and activity is pretty well covered; I am still concerned about nighttime activities and who will be patrolling the area; as this area becomes populated there will need to be consideration of who is going to maintain and patrol this site, and how; I do think the plan will be an enhancement to this site; the adaptive sports area is a big plus;

>Gwen Ketcham: I live in McKay Landing across from the parking lot; one major issue is the bald eagles that roost and hunt in that area; I want to make sure that noise and activity does not drive them away; the Audubon Society is concerned about this type of patch habitat and preserving it; the eagle is frequently there and should be noted in an environmental study, and considered in planning; I am also concerned with the funding and that the later phases are not funded; I would like to know, as a taxpayer, what is being proposed in the future phases and how it will be funded;

>Kevin: the first phase can be sustained on its own and does not require additional funding beyond the McKay Landing developer's contribution. Otherwise, the city has capital improvement funding for these types of improvements, and any future phases will include a public participation process, funding proposal, and would require council approval.

>Sam Taylor: City Council had the opportunity to fund a larger, more expensive project here, but prioritized the first phase; we have grayed out the future phases so as not to mislead anyone that those improvements are funded and could be anticipated;

>Gwen: This area is now a quiet neighborhood; we do not have a lot of kids or noise right now; this project is not looking like a subtle change, but a major one; traffic along Zuni is already quite bad; also skeptical that trash will be maintained;

>Scott Sheppard: this is all new to me and I've wanted to gather the facts; I am very interested in the traffic study as the traffic is already getting bad; the community will be bored with some of these improvements within a month; the fishing pier attracted a lot of activity, trash, and graffiti to the area when it went in; wildlife is a concern too – coyotes, foxes, deer, and owls have been spotted.

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>Lesha VanBinsbergen: I have no additional comments at this time as other speakers have touched on my concerns;

>Erin McLeese: I have been in this area for a long time and it has been sad to see the losses to wildlife with each new development; another frustration is that Toll Brothers and the home developers said that the surrounding area was open space when it is not; traffic is a problem and lots of speeding is a problem; lots of blind spots are on the streets in this area; parking is an issue when youth sports games are being played; I would like to see the open space enhanced; appreciate the current quiet around the lake and the wildlife; city has not been keeping up with trash and cleanup and there is concern that maintenance could be left up to the residents; she questioned the public notice as many residents in the neighborhood do not know about this project; was there a public mailing?

>Kristan: Public notice was sent to HOAs in the area and adjacent property owners. Ads were placed in the Enterprise about the open house and social media/web site notice was provided. As Kathryn noted, posters were also placed at city buildings and B in the Loop notification was used. However, the public notice process can always be refined and improved;

>Tom Jurczenia: I really enjoy the public paths and walking my dog in this area; most trash seems to be blowing in from adjacent construction, not the trail itself; the current views of the Rocky Mountains are spectacular and gorgeous; just leave well enough alone and don't mess it up;

>Scott S.: the local community does not need any more parks; we have plenty of parks;

>Bruce Dawson: we did not know about this until today, which is not good; great place and location; we are most concerned about how this will be policed at night; seem to already be having problems; the suggested improvements are not necessary and will take away from something great and natural;

>Shad Zimmerman: I have called the Broomfield police 4-5 times already about teenagers with beer parking and walking out to the lake; I am most concerned about parking; with the youth sports parking the traffic in the area becomes a very big problem; the overflow of parking will fall into our neighborhoods; I was told by the Broomfield Planning department that this area was not to be developed on two different occasions;

>Ryan Dorhout: with regards to communication, I do not hold a lot of hope in the HOA passing information along; they have a lot of information that is wrong and cannot be relied upon for this; I believe that people were not notified in many cases; with regards to the park, we knew that this park was going to be developed when we bought the house, but we did not know what was going to happen; there is a lot of traffic down Zuni now; Quail Creek drive can be very dangerous even at slower speeds; I suggest a smaller round-a-bout on Quail Creek drive to slow traffic down at the entrance;

>Martha D.: I live near this neighborhood, but further away from the neighbors; Broomfield's HHS just did a major study on public health and one major priority that came out of that study was to combat childhood obesity; it is a major issue that my husband and I have dedicated ourselves to throughout our careers; I believe that most of these proposed improvements are passive; I understand the traffic issues and there are some problems there for sure, but this may be our best effort to address the needs

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of kids in the area; we have addressed some similar and even worse traffic conditions in other areas; I want to note that where people now live in this area is where I used to enjoy open space; there have been changes; this money that was given to fund this project--was given for a park, not open space; we need to honor the intent of how this money was to be used;

>Kevin: staff will continue to work on improving notification to residents;

OSTAC comments:

>Rob: described the compromise and many discussions between OSTAC and PRAC that took place in this plan to develop a balanced plan, and the development of the current chosen improvements

>Annette: regarding adaptive sports, this is something that is needed, along with both passive and active opportunities for recreation; there are a lot of organized sports in the area, but there is also a need for something different; the proposed adaptive sports opportunities are intended to be for adults and children, asked meeting attendees from McKay Landing if it is possible to have notice at the food trucks that visit McKay Landing;

>Residents informally noted that it would depend on the weather;

>Tom Jurczenia: needs to be space for a passive experience like just sitting under a tree and enjoying the surrounding; we need balance, not more active parks;

>Mike S.: if you look at the scale of this site there is a lot of space for passive experiences; the site is not going to be full of playground equipment;

#### 6. Request from the Public Art Committee for OSTAC Participation in a Site Visit to a Proposed Public Art Project Site at Broomfield County Commons Open Space

Gary Shearer from the Broomfield Public Art Advisory Committee described background and cooperation with OSTAC in past, and described the preference and appeal for the proposed site at the County Commons Open Space. The site is located south of the edge of the champion athletic field on the open space.

Kristan asked for a liaison from OSTAC to coordinate with the art committee on this project and review the proposed site.

Rob-how close is this proposed site to the current sculpture walk at the County Commons?

Gary-showed this on map; the current sculpture site is on the northern side of the park near the dog park;

Rob-how many sculptures are now up?

Gary-all 8;

Tim Griffin-volunteered to be a liaison for this project.

Ray Churgovich—volunteered to also help out.

Kristan noted that she would coordinate with the Public Art staff on a time when the OSTAC representatives could review the proposed site with Public Art Committee members.

7. Review and Approve Minutes of the February 27, 2014 OSTAC Meeting

Annette motions for approval; Rob seconds; minutes were approved.

8. Updates

- Gordon McKellar Memorial
- Coyote Activity, Spring 2014, at The Field Open Space
- Confirm Quorum for the June 26 OSTAC meeting
- April 19, Plaster Reservoir Planting Day with the Broomfield Open Space Foundation and McKay Landing Neighborhood
- May 3, Fishing Derby at Plaster Reservoir with the Broomfield Open Space Foundation
- Broomfield Trail Adventure, June 7th
- City Council Invitation to the Boards and Commissioners Dinner on May 15<sup>th</sup>

9. Other as Desired by OSTAC

The meeting was adjourned at 10:15 p.m.

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Minutes Prepared by Pete Dunlaevy. Minutes approved by OSTAC on June 12, 2014.