



## Open Space and Trails Advisory Committee

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*Minutes  
April 28, 2016*

### Meeting Summary

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The OSTAC and PRAC committees reviewed and discussed the revised design plans for Phase 1 of the McKay Lambertson Project. The committees also reviewed the current remote control airplane site on the Hoopes property. OSTAC welcomed new members, recognized the service of Rob Bodine, and received a presentation and update from the Broomfield Open Space Foundation.

### Roll Call

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Present:

Tim Griffin, Chair

Ray Churgovich

Doug Grumann

Todd Cohen

Joel Hendrickson

Councilmember Liz Law-Evans (departed at end of joint PRAC meeting)

Councilmember Mike Shelton

Absent:

Terra Lenihan

Patrick Tennyson

PRAC:

Kevin Skattum

Dick Miller

Judy Shuster

Stacy Kemp

Doug Errett

Mike Schrad

Visitors:

Annette Cislo

Mark Wozniak

Rob Bodine

Howard Gregory

Thornton Paxton

Other staff and consultants in attendance:

Kristan Pritz, Open Space and Trails Director

Gary Schnoor, Parks Superintendent

Matt Gulley, Recreation Facilities Manager

Ellen Cancino, Administrative Analyst

Pete Dunlaevy, Senior Open Space and Trails Coordinator

Holly D'Oench, Open Space and Trails Assistant

Bob Walsh, Roothouse Studios

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Ann Wynn, Roothouse Studios  
Ian Scott, Roothouse Studios

### Agenda Minutes

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1. Call to Order by Tim Griffin, 6:05 p.m.
2. Introduction of Interested Citizens  
Howard Gregory, moved to Broomfield two years ago, and loves living here. He came to talk about pickleball. Howard described the growing popularity of this sport, noting that local facilities are bursting at capacity right now. Currently, \$7,500 is need to install permanent nets on the outdoor courts and advocates would appreciate any help from the committees to improve and expand local facilities. Howard also spoke about the local pickleball programs and the benefits of the sport for exercise and healthy living.
3. Review and Comment of the Design Development for the McKay Lambertson Phase 1 Plan  
Kristan introduced the Roothouse Design team

Ian Scott provided background on the McKay Lambertson project and a status report on the latest plans discussed some comparable types of 'nature play' designed playgrounds around the country and the world. Ian showed the committee the layout of the 18 acres that are included in the current Phase 1 plans.

The general principles for the site are to provide a unique, active experience, that explores the relationship between people and nature, etc. Consultants and staff have discussed different zones, similar to different Colorado biomes in the Colorado landscape – plains, foothills, mountains, etc.

Ian reviewed main amenity areas including the fitness loop, bike track, riparian area, and nature play areas. The common thread will be a dry creek bed experience that will span the different zones. Adaptive sports features, habitat enhancement and wildlife protection are also key themes. A prairie maze is another add-alternate feature that could be added later with the design already completed. Individual habitat features, like a beaver dam, prairie dog town, perches, designed mountain features, etc. will be placed within the space. There will be a full range of facilities to provide activity for a variety of ages and skill levels. At this stage, we have moved from conceptual ideas into fully developed design and construction drawings.

Ian also reviewed total costs and add-alternate costs for the project.

>Doug, the existing use there is a trail around lake, is that being preserved?

>Ian, yes, the trail is actually part of Westminster and will be part of the buffer area, but it will certainly remain;

>Liz, what is the maintenance like compared to a 'normal' park? Will there be a greater cost?

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>Ian, no, we do not think so, the natural features may have some decay, but any features that are engineered for climbing or bearing weight will be made with milled lumber for durability;

>Gary S., we have looked at this and we do not expect major maintenance issues; we have added irrigation in some areas, but we feel comfortable that the maintenance will be normal, or at least on-par with other park facilities;

>Liz, on the maze, I would suggest having just one entry/exit point so that a parent could be comfortable in not losing a child exiting the maze area;

>Ian, okay, that is something we will look at;

>Tim, where is the pipeline easement?

>Ian, (showed on map) none of our features sit on the easement and there should not be any issues with that;

>Dick, the bike track area is actually lower than the street, is that correct?

>Ian, yes. There really should not be an impact of views at the site; the topography works in our favor there;

>Todd, are there plans for interpretive pieces within this; Meridian Elementary sits so close by, he recommended providing this type of signage;

>Ian, that is a great idea, but is not a part of our scope for the current project phase; it is certainly something that could be added at a later time;

>Joel, will the parking lot be designed to blend in to the site?; it will be important to orient visitors and provide a nice transition to the amenities;

>Ian, yes, the landscape and plantings can hide some of the visual effects; we will trail to transition to the site with an entry sign, benches, and a way finding system; we don't want to create an average parking lot;

>Stacey, how many parking spaces in the parking lot? Would recommend more parking as many times parking is not adequate;

>Bob, the design is for 54 spaces, with the potential to expand it;

>Kevin, we are also hoping visitors will walk and bike to the site;

>Todd, how will people cross Zuni St. safely, people drive very fast through here; safe pedestrian access is important;

>Ian, we will have refuges in the medians, so that people can cross one lane at a time, instead of the whole street;

>Kevin, also, we have budgeted for traffic improvements and an additional round-a-bout for 2018 in this area;

>Todd, there are some similar nature play areas coming up around Denver – near Big Thompson and along the Platte – but have not seen one that is this large with the 18 acre site.

>Kristan, provided update on Kathryn Bergh, who is the project manager and is recovering from an injury at this time; Kathryn will be overseeing construction as the project engineer;

>Committee members asked that staff pass on to Kathryn their wishes for a speedy recovery;

>Todd; the \$1.3 million budget is the money from the McKay development?

>Kevin, yes;

>Kristan, we can also look into a variety of grants including some GOCO grants from parks;

>Todd, described GOCO and noted that their grants should be applicable for this type of project;

<Liz, the add-alternates are all within the existing project area, not in Phase 2, right?

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>Ian, that is correct;

>Ray, is there potable water at the site?

>Gary, no, the water in the area is not-potable and will just be for irrigation; we may be able to develop additional water resources along 138<sup>th</sup> and the existing parking lot there, which could have potable water at some point in the future;

Kevin reviewed the timeline for the plans:

May – Finish Design Development Drawings

June – Open House at Paul Derda Recreation Center

July – Staff reports results of Open House to PRAC and OSTAC

#### 4. Review and Comment of the Remote Control Airplane Field at the Hoopes Property

Nancy provided an orientation of the remote control airplane field and the surrounding site. Nancy described the issues with nesting raptors last year and noted that the site has an active red-tailed hawk nest in a nearby cottonwood tree again this year. The air field will likely need to remain closed again for several months this spring and summer until the hawks fledge.

Nancy reviewed public comments and feedback received regarding the air field including the orientation of the track, track surface, and the height of the grasses surrounding the site. (Please see the summary of citizens' comments at the end of the minutes) New FAA rules and requirements to register drones are now in place and she noted that there should probably be a bulletin board of some sort to notify people of these issues. Nancy and Gary also described geotech fabric as a possible alternative to crusher fines on the site.

>Judy, what happened to the idea that some of the clubs or scouts would take ownership?

>Nancy, it is a Broomfield responsibility, private 'ownership' was not practicable

>Liz, is the hawks nest regulated by the state?

>Pete, no, the protections for the nest and breeding are actual at the federal level, per the Migratory Bird Treaty Act, and state and local agencies have the responsibility to follow those regulations;

>Liz, what time and cost went into this, other sites?

>Nancy, we do not have a specific cost for that at the moment;

>Tim, who is the final authority on what rules are applicable to the site?; we met with an expert from the public last year and followed some of that feedback, but some comments seem to reflect different perspectives;

>Gary, one of the encouraging things about this site is that we have not had any complaints from the surrounding neighbors;

>Ray, how did we determine the size of the runway?

>Nancy, this came largely from the recommendation of the local experts;

>Ray, how do we monitor that they are not flying when the hawks are active?

>Nancy, we mark the site as being closed and would contact the police if someone is violating the closure;

>Gary, the 10:00 a.m. measure was something we put in place because of noise concerns, but because there is so little noise and we have received no neighbor complaints about noise, we could re-vise that in the future; and

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>Nancy, explained that the next step is to contact some of the users and have a discussion about what changes could be done to improve their experience. Based on budget and time we can then begin to make some of the improvements.

BREAK

5. Call to Order by Tim Griffin, 8:00 p.m.

6. Introduction of New OSTAC Members – Todd Cohen, Joel Hendrickson, and Doug Grumann. The new OSTAC members introduced themselves and provided some brief background on the interests and experience for the committee.

7. The committee honored Rob Bodine for his 16 years of service to OSTAC and Broomfield, and expressed gratitude for all of his hard work and dedication over those years. Rob thanked the committee and staff as well.

8. Update from the Broomfield Open Space Foundation

Pat Quinn, President of the Broomfield Open Space Foundation, described the history and background of the Broomfield Open Space Foundation for the committee. Pat noted the basic goals of the committee and their various events and fundraising efforts. Pat described the current goals of providing partial funding from private sector sponsors to augment funding for the construction of the information kiosks that OSTAC approved several years. The concept for kiosks is to place them at major trail entries and orient visitors to the trails, wildlife, and history of the site.

>Tim, what is process for a potential private sponsorship scenario?

>Kevin, we should proceed with an informational memo to the City Council and make them aware of the potential sponsorship request to make sure councilmembers are supportive of this funding proposal.

>Tim motions for OSTAC to support fundraising by BOSF, and potentially private sponsors, in a joint venture to proceed with kiosks on Broomfield Open Space in collaboration with CCOB. Ray seconds; the motion passes unanimously.

9. Open Space and Trails History

Kristan provided a handout that illustrates some background and history of the Open Space and Trails program for the committee. Due to time constraints the committee did not discuss this topic at the meeting, but Kristan noted that any questions or concerns could be discussed at a future meeting.

10. Review and Approve Minutes from the March 31, 2016 OSTAC meeting

-Add Ray as a volunteer to review the Palisade project

Ray motioned to approve, Tim seconds; motion passes unanimously

11. OSTAC Updates

-Rocky Mountain Greenway Trail -- Kristan provided a summary of the trail planning and some of the recent concerns and opposition to public access at Rocky Flats. Mike also described some background on the issues with access at Rocky Flats and the nature of the opposition to

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the trail. Kristan noted that a multi-purpose facility is planned for Rocky Flats and \$1 million of federal funding is planned for trails in the Refuge, regardless of whether the Rocky Mountain Greenway Trail moves forward.

-Kids' Fishing Derby, Metzger Pond, May 7, 2016 (12080 Lowell Boulevard)

-Anthem Filing 24

-Palisade Park North

-BOSF Beekeeping Speaker, May 25, Eisenhower Room at the Library, 7:00 p.m.

-Broomfield Trail Adventure/Broomfield 100, June 4, East Park, 8:00 a.m.

### 12. Other Topics as Desired by OSTAC

The meeting was adjourned at 9:15 p.m.

Minutes Prepared by Pete Dunlaevy.

### **Remote Control Airfield** **Opened Site on July 6, 2015**

Summary of Comments and Suggestions from citizens:

- Weeds are a problem
- Lost an airplane on several occasions
- Mow more often and extend the mowed area around the landing strip
- Gravel is too coarse for the small wheels on these light planes
- Add a bulletin board or kiosk of some kind where information can be posted
- Area clubs or events
- Pilots could also post when they like to fly and can meet with other pilots
- Suggest pilots use locator beepers
- The established Fly Zone(Green) area is very generous with plenty of room to fly.
- The southern border of the Fly Zone is roughly located at the South end of the runway with virtually no airspace available past the South end of the runway. This does not allow for takeoff to the South and, more importantly, it does not allow a landing approach from the South.
- Prevailing winds are most generally from the North and Northwest, a landing approach pattern from the South into the wind from the North becomes important.
  - There is a massive tree that sits approximately half the distance between 144 Ave. and the South end of the runway. There is roughly 200 yards distance between the tree and the South end of the runway. Without the need for adding anymore airspace, would it be possible to shift the existing Fly Zone to the South 100 yards (300 ft) (Roughly half the distance between end of the runway and the tree). This shift South would allow plenty of airspace to land from the South into prevailing winds from the North / Northwest.

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- It is tough to get some flying time in because of the hours and orientation. Oftentimes the calmest time of day is in the morning and yet the Airfield is not opened until 10 a.m. so flying before work is not an option. I also cannot fly after work in the late afternoon/evening because of the orientation of the runway and sun as I'd have to look West towards the sun (I've crashed one plane because of this). The majority of flying can then be safely conducted mid-morning to late afternoon on weekends and typically that's the windiest part of the day which is not conducive for small park flyers.
- The map you've provided shows the runway/airstrip in the SE corner of the flyable airspace. Traditionally, pilots would fly their aircrafts in a left-to-right or a right-to-left pattern with the runway in the middle of the pattern thus flying equal distances on either end of the runway. With the Broomfield Airfield runway and allocated airspace, pilots have to fly North and Northwest of the runway. I can see this being usable for gliders and multi-rotors, but the pilots with traditional airplanes have a hard time with the unconventional flight pattern and it also makes landings difficult. I suspect this layout is for the safety of the pilots with the archery range being just East (behind them).
- The gravel runway makes it very difficult to take-off and land anything with landing gear. It could be OK for larger planes, but not park flyers (2 lbs. or less) as the rocks are too large for the small landing gear to have any sort of ground control. So this leaves hand launching and belly landing and the latter causes the airplanes to get ripped up because of the gravel or stiff weeds. It would be much better if Geotex or a thin concrete slab was laid down instead of gravel.
- If the Airfield can be used from sunrise to sunset, the airspace should be reoriented to face North, and the runway laid down with Geotex.
- I was just wondering if the flying park is still open to everyone and not just certain individuals. On Sunday, 11/15, I drove out to the park to find drone flyers camped out in the middle of the runway not allowing for any other flying use but the drone flying. I had a feeling this was going to occur at some point in time especially when it doesn't cost anything and is open to anyone. I know the young kid who instigated this meant to help out the Broomfield RC Modelers. The only problem is that word of mouth travels fast and you're getting people from all over the surrounding area. I'm not trying to ruin it for anyone, but it needs some tweaks and needs to be let known that it is public not private and be considerate of others when flying.
- Rules are confusing – (am still waiting to speak with this person)
- Concerned that we did not have permission from Rocky Mountain Metropolitan Airport (we do)

*Approved by OSTAC on July 28, 2016*