



Open Space and Trails Advisory Committee

*Minutes
September 18, 2013*

Meeting Summary

The OSTAC and PRAC committees reviewed the Palisade development, plans, and public land dedication proposal. The committees also reviewed the revised McKay-Lambertson open lands master plan. At the OSTAC meeting, members reviewed the Dry Creek Apartment project, Metzger Farm Pond habitat enhancement idea, and flood damage to Metzger Farm Open Space.

Roll Call

OSTAC

Present:

Rob Bodine (arrived 6:30)

Mike Shelton

Jay McKeral

Patrick Tennyson (arrived 6:55)

William Olney (departed 8:10)

OSTAC Absent:

Annette Cislo

George Zack

James Haedrich

Bob Gaiser

PRAC:

Mike Moroze

Judy Shuster

Dick Miller

Doug Errett

Dave Peterson

Martha Derda

PRAC Absent: April Muir

Others in attendance:

Kristan Pritz, Open Space and Trails Director

Kevin Standbridge, Deputy City and County Manager

Nancy Harrold, Director of Parks and Recreation

Pete Dunlaevy, Open Space and Trails Coordinator

Kathryn Bergh, CIP Project Manager

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Anna Bertanzetti, Principal Planner
Ellen Cancino, Administrative Analyst
Gary Schnoor, Superintendent of Parks
Bob Walsh, Consultant, Roothouse Design
Ian Scott, Consultant Roothouse Design

Agenda Minutes

1. Call to Order, 6:05 p.m. by Dick Miller

2. Introduction of Interested Citizens

Judy Enderle

Judy informed the committees about the Broomfield Open Space Foundation and invited everyone to the Pancake Breakfast Fundraiser on September 28th at Applebee's on 120th. Golden Bear Bikes is providing a \$500 bike to give away at the event. This is a wonderful opportunity to support a citizen-based non-profit organization that supports open space in Broomfield.

3. Review of the proposed Palisade development and the Welford Barn

Anna Bertanzetti provided a background and introduction to the project and reviewed changes in the plans and to the public land dedication. The National Records building has occupied space that had been slated for residential development. As a result, the number of planned units has decreased from around 1,000 to 361, and the mix of units is proposed to be 161 single family units and 200 apartments in the revised Planned Unit Development ("PUD"). Anna also reviewed the proposal to keep the Welford Barn on the site and restore the structure so that it could be stabilized and maintained in the future. The developer is proposing to meet the Public Land Dedication ("PLD") requirement of 20.76 acres by dedicating 16.86 acres of public land and providing \$169,884 in cash that is equivalent to approximately 3.9 acres. The cash-in-lieu of land will be used to stabilize the Welford Barn ("Barn"). The developer is required to cover any costs that exceed \$169,884 but are necessary for the Barn's stabilization. The developer has also added a grassy play area and an outdoor gym on the northeast corner of the Palisade PUD. Anna distributed handouts on the PLD and site plan.

>Dick-this is a step down in cost from what we were looking at previously?

>Anna-yes, we've asked for an updated cost estimate for the Barn stabilization proposal. The approved PUD requires a 12-acre park, \$750,000 for the barn improvements, and \$1.1 million in additional cash to meet the total requirement of 56 acres (note the unit count was 1,000 units under the approved PUD).

>Dick-is the \$169,884 a one-time cost for them? Are they providing maintenance?

>Anna-the Barn will be maintained by the HOA, not the City, as that was a concern for the Council, the \$169,884 is a one time cost for the developer;

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>Mike S.-the Barn is in the neighborhood, and I think it is a fine idea to transfer the dedication in this way; it would relieve the City from the costs and maintenance;
<Dick-still concerned about kids getting into the barn and doing damage/vandalism, security concerns;

>Mike M.-agree that this was PRAC's concern previously; in regards to the number of houses going down, how are they doing that? Will there be smaller lots?

>Anna-it is a bit of everything; the National Records facility took up some of the land, but some off the lots and designs have changed, too;

>Kevin-in regards to the security concerns, we had similar concerns about the Brunner Farmhouse about 10 years ago, and we have not experienced many problems at all;

>Gary S.-the Depot Museum had a similar concern when it opened and we have not seen major problems;

>Kevin-we have had problems at Metzger;

>Dick-buildings like the Brunner Farmhouse have the appearance of being used and active; this looks like a vacant barn and may have a different appeal for mischief; he is concerned about the security;

>Kevin-also we are working with the historic preservation committee on this project as the members are interested in preserving the Barn, so things could change from that perspective;

>Jay-thinks this type of preservation is important; have seen Florida and Montana develop and erase a lot of history like this in different circumstances; would like to see this stay even if it just prompts the question about what it is and the bigger story that it tells about an interesting piece of Broomfield's history (the speakeasy), where our food comes from, and Broomfield's overall agricultural history. The Barn could also be a focal point for public art that is related to Broomfield's farming history.

>Mike M.-also think these types of things should be preserved, but is concerned about security and would like to understand how that will work and who will make sure the Barn is secure;

>Kevin-properties like this can be part of a mill levy authority within a metropolitan district where a dedicated funding source will be available to provide long-term maintenance, which may be more reliable than just HOA funded maintenance; these districts are quasi-governmental and have property taxing authority;

>Martha-there will be less people out there than in other areas of the city, which is part of the concern for me;

>Mike S.-what if we do nothing? Would it be torn down?

>Kevin-it would likely be considered an attractive nuisance and could be torn down if we do nothing with it while the area develops; there is also nothing protecting it from being torn down by the owner/developer;

>Anna-we would like a recommendation from the committees in the next few weeks;

>David-I trust the metro district does not have concerns about this;

>Judy S.-having a building that is not useful seems wasteful, the roof and stabilization will likely cost more than the proposed \$169,884 although I also respect the historical value of the Barn;

>Mike M.-I trust the process and the answers we have received here;

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>Dick-feels that PRAC is largely neutral on this and would not want to be an obstacle; we are somewhat divided in our preference, but we are probably lukewarm in favor of preservation, with some concerns about security;

>Kevin-again, the plan would be for an exterior restoration to secure the building and improve the aesthetics; we would not be making the inside functional or refinished.

A summary of the two boards' positions is below:

PRAC: PRAC indicated that they were neutral on the use of the cash in lieu for stabilization of the barn. They also expressed concern that security issues be addressed so that the barn is not vandalized and that the barn does not become an attractive nuisance that would endanger youth.

OSTAC: OSTAC supports the use of the cash in lieu for the stabilization of the barn. They agreed that the barn 1) preserves an interesting aspect of Broomfield's history; 2) could become an educational opportunity for children; and 3) could have potential for public art that could be agriculturally related in the park surrounding the barn. They also liked the fact that the Metro District would be responsible for long-term maintenance of the barn.

4. Review and Discussion of the McKay Lake/Lambertson Farms Area Master Plan

Kevin Standbridge provided the background on the project, and a review of the development of the plan concepts and City Council direction. Kevin explained that the City Council held a study session on the project on July 16, 2013 and asked that the staff go back and work with the committees to identify a preferred phase of the plan that could be done with the available funding. Staff attempted to develop a first phase of improvements for the two boards to discuss.

Dick Miller and Nancy Harrold reviewed the discussion of this project that took place at the PRAC meeting on September 11.

PRAC comments included:

-add pickle ball and the basketball court back into the project;

-the bike pump track is desired and is recommended over completion of the nature play wetland in the first phase of improvements--although members value the nature play area--it was felt that this amenity could come in the next phase of work;

-if the wetland play area is provided in Phase 1, the parking should also be provided near this amenity; and

-grant opportunities should be pursued so perhaps more amenities can be provided and Broomfield's project money will be augmented for Phase 1.

Kristan noted that OSTAC discussed the project at its August 22 meeting and liked the direction of making the plan unique with the nature play concepts found in the draft

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master plan and supported in general the Phase 1 improvements currently found in the proposal. OSTAC members also felt it might be appropriate to designate a location on the site where kids could build their own bike track--similar to what is at the corner of Main and Midway by Brunner Farm house. OSTAC members were asked to pass on to Kristan any additional comments on the proposed Phase 1 improvements.

Ian Scott and Bob Walsh reviewed the proposed amenities in the Phase 1 plan. This plan is the combination of three alternatives, based on the preferences they have received in their feedback. Ian highlighted the areas that were addressed in the latest feedback from PRAC. The Phase 1 Plan included these key elements:

- Concrete and crusher fines trails;
- Trail signage;
- Adventure play area;
- Adaptive sports play area;
- Nature fitness course;
- Nature play wetland;
- Picnic and nature education pavilion;
- Trash receptacles and portable toilet enclosure;
- Parking areas; and
- Native landscaping such as trees, shrubs, and seeding

Please see the attached cost sheet and plans.

>Kevin-would caution that we should develop a Phase 1 plan that directly meets the funding that we have in hand now; we may not be able to assume that grant money is available;

>Martha-noted that there is a need to have some active recreation in the Phase 1 plan;

>Bob W.-with the next level of detail, we may be able to scale certain pieces back to make more features affordable;

>Kristan-in terms of grants, we could offer a significant match to a grant that would make our application very competitive; however, it is recognized that council requested that we develop a plan that would stay within the current funding;

>Gary S.-want to make sure we are aware that the McKay Lake water level fluctuates significantly; any amenity, including the nature play wetland will need to take this into account;

>Kathryn-the nature play wetland would require engineering to consider water levels, water quality, and sustainability in flood/drought events;

>Rob-are there any parking concerns, given recreation activities;

>Mike M.-completing the activities that are planned in the center of the site with Phase 1 makes sense to avoid site disturbance in the future;

>Dick-would like to emphasize accessibility for disabled users within the playgrounds and other play areas; the adventure playground and adaptive play are important and would like to see the plan keep this emphasis;

- >Doug-kids can help maintain the bike tracks too, and that works quite well in Boulder at Valmont Park;
- >Nancy-regarding the nature play wetland, how will that fall into liability issues with depth of water and danger? Would there be a need for supervision?
- >Ian-the maximum depth of the water is 4 inches and there will likely be regulations we will need to comply with; we are talking to other communities that have done this same type of wetland play area and will learn more about liability, etc.
- >Nancy-what kind of liability would the city assume with the bike pump track?
- >Bob-these facilities are becoming more and more common on the Front Range and there is a legal precedent for having them; our understanding is that there is coverage for these types of facilities in most cases;
- >Kevin-explained the CIRSA insurance pool that covers the City and County of Broomfield; would think that if we can show good design it will be acceptable to our insurance coverage;
- >Mike S.-am persuaded by the arguments for having things built in the same centralized area on the south area of the proposed Phase 1;
- >Patrick-the plan is very forward thinking and could be a destination type of place; key environmental educational area here; would support the concentration of amenities on the lower end to get the most bang for our buck; questioned how many people will use the pickle ball area;
- >Kristan-asked about possible cost savings;
- >Bob-mentioned several possible cost savings items: timing the needs for fill with the excavation of homes so that it would not need to be transported to the site; also some projects could become volunteer efforts, like a habitat restoration project;
- >Kristan-suggested removing the crusher fines interpretive trail for this phase and changing about 1000 feet of concrete trail to crusher fines instead; this would appear to meet the current budget with those reductions; she questioned whether the trail on top of the dam embankment and the trail at the base of the dam embankment were both needed;
- >Patrick-thought that the parking could be built in as a supplemental piece to any grant; the wetland play area is something that would probably be very appealing to GOCO in a grant application.

The meeting concluded with the following summary:

The two boards agreed to adjust the plan by making the following changes:

- Remove the Nature Play Wetland area from Phase 1. Members noted this is the first priority to complete after Phase 1 is addressed. The group also agreed the parking area adjacent to the Nature Play Wetland area should be provided with the amenity.
- Add the Bike Pump Track into Phase 1
- Add the Pickle Ball-Basketball Court into Phase 1
- Remove the crusher fines Interpretive Trail from Phase 1
- Convert the concrete path located on the south edge of Phase 1 to crusher fines.

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Members were also interested in pursuing a Great Outdoors Grant in the future so that perhaps some additional amenities could be added to Phase 1 with grant monies. They also indicated that there might be other non-profit or volunteer groups that could help with funding/building of the improvements. However, members recognized that the Phase 1 Master Plan can show only improvements that can be accomplished within the current project budget as requested by City Council.

It was also noted that if feasible, cost savings could be achieved if some of the dirt from the Lambertson Farms residential construction could be stored on the master plan site to avoid trucking costs for material. The dirt would be used for future earthwork on the project site.

OSTAC Meeting:

5. Call to Order of OSTAC Meeting

Rob - Call to order 8:05

6. Dry Creek Apartments

Kristan described the Dry Creek Apartments project for the committee, and the proposed tree removal and subsequent tree mitigation. Kristan presented the site plan that showed the proposed layout of trees that would be planted with the project.

>Patrick-asked about number of trees on the site; perhaps too crowded for future growth;

>Kristan-could look to reconfigure trees to make more of a natural grove look; could encroach onto the open space there; they will have drip irrigation; she said she would ask the landscape architect to place the trees in a more natural setting;

7. Review and Approve Minutes of the August 22, 2013 OSTAC Meeting

There was not a quorum present. Minutes will be reviewed and approved at the next meeting.

8. Updates and Reminders

-Metzger Farm Open Space

Patrick described the habitat and fish species make-up of the Metzger ponds, and informed the committee of the Butterfly Pavilion's potential partnership with Broomfield and Westminster to restore the habitat as a potential native fishery. Other sites will be reviewed for possible restoration as well.

-Flood Damage

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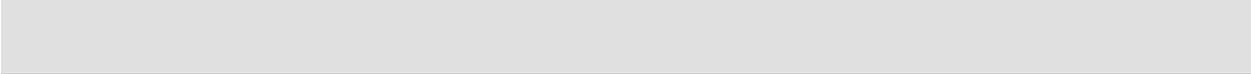
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Pete reviewed the flood damage to trails and open space throughout Broomfield.

-BOSF Pancake Breakfast - September 28

9. Other as Desired by OSTAC

The meeting was adjourned at 8:55 p.m.



Minutes Prepared by Pete Dunlaevy.

Approved by OSTAC on November 21, 2013.