

Summary of Public Comments Regarding the Proposed McKay/ Lambertson Open Lands Phase 1 Master Plan

The following summary of public comments was presented by staff at an OSTAC meeting on April 24, 2014, and a PRAC meeting on May 7, 2014. The meetings were attended by members of both committees and other Broomfield residents. The information below is based on the 220 public comments received at the open house, through the online survey, and via email. The summary does not include citizen comments at the meetings or email correspondence since April 24, 2014. (Refer to the PRAC and OSTAC meeting minutes for general discussion and comments among the residents, committee members, and City Council representatives. Copies of all email correspondence was sent to the committee members and provided as handouts at both meetings.) Shown in italics is information provided by staff as the comments were presented at both meetings.

1. Of the 220 public comments, 21 comment cards were collected at the open house held March 20, 2014, and 199 were received through the online survey and via email.
 - a. 91% supported the proposed Phase 1 Plan: 200/220 comments.
 - b. 9% opposed the proposed Phase 1 Plan: 20/220 comments.
2. Specific comments regarding proposed amenities:
 - a. No basketball court – 10
 - b. No bike park – 17
 - c. For/like bike park – 14
 - d. Add dog park – 4
 - e. Add tennis – 7
 - f. Other suggested amenities include: racquetball court, handball court, sand volleyball court, yoga and tai chi area, and a larger nature playground area.
 - g. Parking lot is too big – *(A parking analysis will be completed.)*
 - h. Parking lot is too small – *(A parking analysis will be completed.)*
 - i. Show more trail connections to the existing trail around the lake *(The plan was updated to show additional trail connections.)*
 - j. Show Phase 2 amenities on the plan. *(The City Council has made no commitment at this time to a future Phase 2. Funding for any additional improvements has not been appropriated and would be subject to future consideration by the City Council.)*
 - k. Add docks and fishing access to McKay Lake. *(The McKay Lake shoreline is City of Westminster property. Water levels fluctuate throughout the season, and often the depth is inadequate for fishing. There is a public fishing pier at the north end of the lake.)*
3. General concerns:
 - a. 9 comments opposed improvements in open space. *(There is confusion regarding the Open Lands designation of this property. The 2005 OSPRT Master Plan identified parcels within the plan area for park improvements, open space preservation, and regional trail connections. The McKay Landing parcels were zoned for a regional park. The Lambertson Farms parcels are designated as open lands, and the planned unit plan and site development plan show park improvements and sports fields.)*
 - b. Safety:
 - i. Traffic concerns (~20 comments)

- ii. Pedestrian crossing improvements are needed. *(The blue boxes shown on the plan indicate enhancements for pedestrian crossing.)*
- iii. After-hours activity and crime *(The area would adhere to Broomfield park hours, 5 a.m – 11 p.m. and Broomfield Police would patrol the area.)*
- c. Noise *(A noise study is only warranted if the decibel levels are anticipated to exceed that of a typical park setting. Staff does not believe that will be the case. The Broomfield Municipal Code has a noise ordinance, and Broomfield Code Compliance responds to noise complaints.)*
- d. Lighting *(Security lighting for the site will be provided. No lighting is proposed to allow for use of the facilities at night.)*
- e. Restrooms *(Portable toilets with screening enclosures would be installed with the project.)*
- f. Environmental and wildlife concerns *(The original December 2012 environmental/wildlife review and all new reports will be available for public review. Links will be provided on the project website. The findings from an updated environmental/wildlife review will be presented at the next joint committee meeting. Additional environmental/wildlife reviews would be completed in conjunction with the design and construction.)*
- g. Bald eagles, owls, and coyotes would be negatively impacted by development. *(The environmental/wildlife review did not identify any protective habitat or wildlife issues that would impede design and construction of the proposed improvements.)*
- h. Trash *(Trash and recycling receptacles would be installed with the project.)*
- i. Maintenance *(Broomfield Parks would maintain the improvements.)*
- j. Residents who live along Zuni Street are concerned about the visual impact of the parking lot, bike park, and lake overlook/nature education pavilion. *(50'+ landscape buffers are proposed for screening along Zuni Street and will include berms. Sightlines will be considered.)*
- k. Appearance and maintenance of the bike park if the trails are dirt. *(The bike park would be designed with drainage and erosion control in mind and would be maintained by Broomfield Parks. There would be native grasses and landscaping between the trails to act as vegetative buffers. The proposed design would also include obstacles such as logs, rocks, and board walks.)*

Please note: In response to citizen comments and concerns, a traffic study, parking analysis, and updated environmental review were recently completed. Findings and recommendations will be presented to PRAC and OSTAC at the September 25, 2014, joint meeting. In addition, architectural renderings and conceptual before-after snapshots will be presented to help visualize the scale and views of the proposed amenities.

From: Kristan Pritz
Sent: Thursday, September 25, 2014 9:40 AM
To: John Griffin
Cc: rahrens@broomfieldcitycouncil.org; wanderson@broomfieldcitycouncil.org; Kevin Standbridge; Kathryn Bergh; Nancy Harrold; Ellen Cancino
Subject: RE: Response to Mr. John Griffin: Lambertson-McKay Open Lands Master Plan

Dear Mr. Griffin,

I appreciate your response. It is agreed that one of the key goals of the conceptual master plan is to design a project that is respectful of the site and surroundings (both the neighborhoods and natural environment). The Open Space and Trails Advisory Committee and Parks and Recreation Committee have made it a priority to consider the special characteristics of the site and appropriate locations for amenities. Of course, there will always be different viewpoints on what is the best solution but I do want to emphasize that the committee members have great appreciation for the project site. Thank you again for sending over your comments! Please stay involved with the project!

Best Wishes,

Kristan Pritz
Broomfield Open Space and Trails Director
One DesCombes Drive
Broomfield, CO 80020
Tel 303-438-6335
Email kpritz@broomfield.org
Fax 303-464-5808

[Click here](#) if you would like updates on the McKay-Lambertson Open Lands Master Plan Project

[Sign up](#) to receive email updates on the Broomfield Trail expansion project.

From: John Griffin [mailto:jr_vgriffin@juno.com]
Sent: Wednesday, September 24, 2014 8:49 PM
To: Kristan Pritz
Cc: rahrens@broomfieldcitycouncil.org; wanderson@broomfieldcitycouncil.org; Kevin Standbridge; Kathryn Bergh; Nancy Harrold; Ellen Cancino
Subject: RE: Response to Mr. John Griffin: Lambertson-McKay Open Lands Master Plan

Ms. Pritz,

Thank you for your response and additional information on the proposed development at Lambertson-McKay Open Lands, specifically, what is allowed on the project as was outlined in the Enterprise. I am sure that the City and County of Broomfield would not do anything that was not allowed. My concern would be that what is allowed is not always the best solution for a given situation. I hope that regardless of what is allowed, the City and County does what is right in this situation and does not overdevelop this wonderful piece of property.

Regards,
John R. Griffin

From: Kristan Pritz [mailto:kpritz@broomfield.org]
Sent: Tuesday, September 23, 2014 3:32 PM
To: jr_vgriffin@juno.com
Cc: rahrens@broomfieldcitycouncil.org; wanderson@broomfieldcitycouncil.org; Kevin Standbridge; Kathryn Bergh; Nancy Harrold; Ellen Cancino
Subject: FW: Response to Mr. John Griffin: Lambertson-McKay Open Lands Master Plan
Importance: High

Dear Mr. Griffin,

Thank you for your email. I am sorry that you will not be able to attend the meeting. However, your comments will be sent to the Open Space and Trails Advisory and Parks and Recreation Advisory Committee members in time for the joint meeting.

I wanted to make sure that you are aware of the types of uses that are allowed on the project site. This area is referred to as Open Lands. Both parks/active recreation and open space uses are allowed on Open Lands. McKay Lake, owned by the city of Westminster, is a valuable natural resource. The draft plan proposes a habitat enhancement area along the south side of McKay Lake to enhance this area for wildlife. A picnic and nature education pavilion and trails are also proposed. In addition, there are amenities that are designed to provide nature play and biking in settings that reflect the natural environment in respect to materials and colors. For more information and details on the conceptual appearance of these proposed amenities, please visit the link below:

<http://www.broomfield.org/index.aspx?NID=1976>

However, I do see and respect that your comment below states that you believe that the site should remain undeveloped.

Also, I hope that you are already signed-up on our project email list. If not, please register using the link below my signature block. This is a good way to continue to be involved with the project.

Thank you for taking time out of your day to write comments. Please let me know if you have any additional questions and I will be happy to respond.

Best Wishes,

Kristan Pritz
Broomfield Open Space and Trails Director
One DesCombes Drive
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From: John Griffin [mailto:jr_vgriffin@juno.com]
Sent: Monday, September 22, 2014 10:16 AM
To: OpenSpace
Cc: wanderson@broomfieldcitycouncil.org; rahrens@broomfieldcitycouncil.org
Subject: McKay/Lambertson Open Space

Ms. Pritz,

I read about the proposed plans to develop the McKay/Lambertson Open Space in this Sunday's Enterprise. I am writing this letter as I will not be able to attend and make comment at this Thursday's meeting of the Open Space and Trails Advisory Committee. I believe the proposed plans are too aggressive for this area. I am not sure why this comparatively small area, which is a great habitat for wildlife, would be developed to include the type of "Disneyworld Attractions" that are proposed for this

site. This proposal is a case of over development that would detract from the natural environment and beauty of the area. There is already significant recreational development in this area with the existing ball fields and the new McDonalds type structure on 138th avenue. I believe there are many other expansive open space options more centrally located and accessible in Broomfield that would be better suited for the type of development proposed for the McKay/Lambertson Open Space. I am opposed to the proposed development on the McKay/Lambertson Open Space. This environmentally important area should be retained as Open Space without further development.

Regards,

John R. Griffin
2910 Star Creek Drive
Broomfield, CO 80023

Form Submitted on: 9/24/2014 9:08:03 PM

The following form was submitted via your website: Contact Us. Use this form to submit an idea, general inquiry or to express a concern regarding a city/county matter.

Please specify your idea, general inquiry or concern*

Volleyball courts in place of basketball courts in regards to the McKay Open lands.

Contact Information:

First Name: Sandy

Address: Zuni Street

City: Broomfield

State: CO

Zip: 80023

Email Address: sandyhsanford@yahoo.com

From: Kathryn Bergh
Sent: Wednesday, September 24, 2014 3:57 PM
To: 'Linda Lewellyn'
Cc: Eric Gunnison; Kristan Pritz; Nancy Harrold
Subject: RE: McKay/Lambertson [Filed 24 Sep 2014 15:57]

Hi Linda,

Thank you for your email. I respect your comment below that states you believe the site should not be improved or developed. I am sorry you can't make the meeting, but will forward your comments to the Open Space and Trails Advisory Committee and the Parks and Recreation Advisory Committee members in time for the joint meeting.

Also, I hope that you are already signed-up on our project email list. If not, please feel free to register using the link below my signature block. This is a good way to continue to be involved with the project.

I appreciate you taking time out of your day to write comments.

Best regards,
Kathryn



Kathryn Bergh, P.E.
CIP Project Manager
City and County of Broomfield
1 DesCombes Drive
Broomfield, CO 80020
(303) 464-5802

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From: Linda Lewellyn [<mailto:lindalewellyn@comcast.net>]
Sent: Wednesday, September 24, 2014 8:58 AM
To: Kathryn Bergh
Cc: Eric Gunnison
Subject: McKay/Lambertson

Hi Kathryn!

My husband and I can't make the meeting on the proposed McKay/Lambertson project this week because of our work schedules, but we'd like to cast two votes for not developing or improving this area. We love and enjoy the natural lake & land the way it is, and don't feel that all land needs to be developed. We especially dislike the idea of a big parking lot and a mountain bike course.

Thank you!

Eric Gunnison & Linda Lewellyn
13900 Lake Song Ln #E3, Broomfield, CO, 80023 #303-561-0507

Linda Lewellyn

Realtor & Voice Teacher

www.fourstarrealty.com

www.lindalewellyn.com

"Be yourself; everyone else is already taken." Oscar Wilde

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REALTY & PROPERTY MANAGEMENT, INC.

Kathryn Bergh

From: Kristan Pritz
Sent: Friday, August 22, 2014 4:51 PM
To: aholloran@audubon.org
Cc: Kathryn Bergh; Kevin Standbridge; Nancy Harrold
Subject: RE: McKay/Lambertson Master Plan

Hi Alison,
I hope you are doing well. I don't believe I ever heard back from you on the email below. Please let me know if you have any further comments.
Best Wishes,

Kristan Pritz
Broomfield Open Space and Trails Director
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Broomfield, CO 80020
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Email kpritz@broomfield.org
Fax 303-464-5808

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From: Kristan Pritz
Sent: Tuesday, June 03, 2014 10:26 AM
To: 'aholloran@audubon.org'
Cc: Kathryn Bergh; Kevin Standbridge; Nancy Harrold
Subject: McKay/Lambertson Master Plan

Hi Alison,
Thank you for your letter explaining comments on the McKay/Lambertson Farms Master Plan. We appreciate Audubon of the Rockies' interest in the wildlife on the site. As we discussed on the phone, staff is working with a team of landscape architects and environmental professionals on the project that are also very concerned about wildlife and other environmental issues. We would like to extend an invitation to you to meet with us in Broomfield to discuss the project in more detail. We look forward to hearing from you.
Best Regards,

Kristan Pritz
Broomfield Open Space and Trails Director
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Broomfield, CO 80020
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Fax 303-464-5808

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[Sign up](#) to receive email updates on the Broomfield Trail expansion project.



105 W. Mountain Avenue
Fort Collins, CO 80524
Phone: 970.416.6931
Fax: 970.416.5944
rockies.audubon.org

April 24, 2014

City and County of Broomfield
1 DesCombes Drive
Broomfield, CO 80020



Dear City and County of Broomfield and Open Space Officials:

Residents adjacent to McKay Lake in Broomfield have contacted Audubon Rockies over concerns about the proposed McKay Landing development. Residents share deep concerns over losing their open space where they regularly walk and enjoy nature. Residents share many stories and photographs of Bald Eagles fishing and perching at McKay Lake. Bald Eagles regularly roost in the cottonwood trees surrounding the Lake.

Audubon Rockies is concerned that the proposed development of ball fields, a bike track, and parking lots in the area adjacent to McKay Lake may adversely affect the wildlife that currently use this area. We are concerned that the current plan to improve a minimum acreage to native plant communities may not be sufficient to protect the existing wildlife community, both residential and migratory, and their usage of the Lake.

Audubon Rockies would like to offer our support in helping to design an open space that would improve native habitat, wildlife populations, and open space community recreation opportunities. Patch habitats of open space within an urban environment offer a refuge to wildlife, and are visually appealing. Audubon Rockies is a resource available to city, county, and open space planning officials.

We would like to see a native plant community restoration and enhancement within the proposed development area. The patch habitat of McKay Lake could become an interpretive nature trail and outdoor classroom for nearby residents. We believe the open space has the potential to become an ecological and residential asset.

Sincerely,

Alison Holloran
VP and Executive Director, Audubon Rockies

Abby Burk
Audubon Rockies
Western Rivers Action Network Coordinator for Colorado

The Audubon Mission

*To conserve and restore natural ecosystems, focusing on birds, other wildlife, and their habitats
for the benefit of humanity and the Earth's biological diversity*

Kathryn Bergh

From: Kathryn Bergh
Sent: Monday, August 18, 2014 8:19 AM
To: 'mcneillkevinb@gmail.com'
Cc: Ellen Cancino; Kristan Pritz
Subject: FW: Lambertson/McKay Lake

Good Morning Kevin,

We appreciate your feedback regarding the proposed McKay/Lambertson Open Lands Plan and will pass it along to the Parks and Recreation and Open Space and Trails Advisory Committees. These two committees are made up of citizen representatives appointed by City Council. OSTAC and PRAC worked cooperatively to develop a project that balanced active and passive uses on the site for further review by the City Council. At this point, the proposed Phase 1 Plan is still being refined at a conceptual level, and the design phase of the project has not yet begun. Phase 1 is not approved at this time by City Council. Here is a link to the website for more information about the proposed project, which includes a link to sign up for email project updates: <http://www.broomfield.org/index.aspx?NID=1976>

Unlike the City of Westminster's McKay Lake Open Space, the McKay/Lambertson property is designated as Open Lands in the McKay Landing and Lambertson Farms Site Development Plans (not Open Space). By definition, Open Lands includes park, recreation, and open space improvements such as trails and wildlife viewing. The 2005 Open Space, Parks, Recreation, and Trails (OSPRT) Master Plan identified parcels within the McKay/Lambertson Plan area for potential park improvements, open space preservation, and regional trail connections across the property.

The current budget, \$1.38M, was contributed by the McKay Landing developer in 2006 as cash-in-lieu of building the regional park shown on the McKay Landing Site Development Plan. The City Council directed a Phase 1 Plan be created which could be funded in full by the McKay Landing developer's contribution and has made it clear they make no commitment at this time to a future Phase 2. No capital improvement funds or tax funds are allocated or planned for the Phase 1 project.

We offer the following in response to your numbered points:

- 1) The proposed number of 30 parking spaces is based on park planning guidelines for the type of improvements proposed and the number of users anticipated (~3-5 spaces per acre of usable active park area). A traffic engineering firm is currently reviewing traffic information related to the surrounding neighborhood and conducting a parking analysis. Once completed, these reports will be available for public review and the findings and recommendations presented at a joint PRAC and OSTAC meeting this fall. If issues are identified in these studies, further refinements of the proposed Phase 1 Plan will be required. If directed by City Council to proceed with the Phase 1 design, a final traffic engineering study and parking analysis would be part of the design process. The parking lot would be situated on the site so it could be easily expanded if/when needed to support the Phase 1 improvements.
- 2) In our experience, once park and open space improvements are made to an area, the amount of trash is reduced due to the installation of trash and recycling bins and increased maintenance by Broomfield staff.
- 3) and 4):

Our staff is working with a team of landscape architects and environmental professionals on the project that are also very concerned about wildlife and other environmental issues. The December 31, 2012 environmental/wildlife review was the first report completed for the project, prior to the creation of the proposed Phase 1 Plan. At that time, no owls were present on the site. An update to the report is in progress, and it will be based on the proposed amenities shown in the proposed Phase 1 plan. The study area will not be based on or limited by Broomfield/Westminster borders. We do not believe the proposed open lands improvements will create excessive noise beyond what is typically experienced in a public park setting.

If directed by City Council to proceed with the Phase 1 design, additional environmental/wildlife observations and reports will be completed as needed. These reports would be made available to the public. They would provide the site-specific information and direction needed to ensure the project adheres to all applicable federal laws, regulations, guidelines, limitations, etc. concerning natural resources such as wetlands and wildlife. A foot survey for nesting birds (both grassland birds and raptors) will be completed prior to any site disturbance if construction occurs during the

nesting season. Certain protections are required for active nests, and these would be implemented. Colorado Parks and Wildlife will be consulted as necessary.

Approximately 8-9 acres of open space buffer and habitat restoration is planned. This restoration area is equivalent to 40% of the total Phase 1 project area. A 200' wide "swath" of open space buffer/habitat restoration is proposed for the entire dam embankment south of the lake, and a 75' to 150' wide "swath" is proposed adjacent to the Broomfield county property line along the west side of the lake. The City of Westminster owns the lake property, which includes the entire shoreline and the trail around the lake. The proposed habitat enhancement associated with this project would occur only on Broomfield property. The habitat enhancement areas would provide an open space buffer between the existing trail around the lake and the active elements included in the Phase 1 Plan. Landscape buffers are also proposed along Zuni Street, to screen the bike park (near McKay Landing Parkway) and the parking lot. In addition, approximately 22 acres is not proposed for any improvements at this time. This unimproved area is on the east and south sides of the land owned by the City and County of Broomfield.

Please let me know if I may help with any other questions or comments.

Best regards,
Kathryn



Kathryn Bergh, P.E.
CIP Project Manager
City and County of Broomfield
1 DesCombes Drive
Broomfield, CO 80020
(303) 464-5802

From: Kevin McNeill [<mailto:mcneillkevinb@gmail.com>]
Sent: Thursday, August 14, 2014 10:55 AM
To: Kristan Pritz
Subject: Lambertson/McKay Lake

Hello,
I live in McKay Landing and have been following the proposal for the open space development along Zuni and see that Phase 1 appears to be approved now. I was wondering if the City is providing information on what impact this will have on the following and if the completion of any of these studies will change the plans at all:

1. traffic on Zuni and the surrounding streets. Parking, knowing the parking lot will likely not be large enough, what will be done to ensure parking in the neighborhood will not be impacted.
2. Overall level of people in the area and the trash they bring and leave behind. The use of this lake has probably increase ten fold in the past 5 years as has the trash and destruction to the area.
3. My family and I, including our dogs, very frequently visit the lake – probably daily – and love to see the owls, the birds, the pelicans, the fish, the coyotes, the foxes, etc. I read the environmental study and noticed something odd. The report says no owls are present at the lake. Now maybe this is a different type of owl, but there is indeed a family of owls (a mom, dad and baby) living in the cottonwood trees directly adjacent to the proposed development area. I don't think it should matter if it's a burrowing owl or just an everyday owl, now that they are there, will the environmental study be updated to include this new and majestic bird living there? I can send you pictures from the lake with the owl family if you'd like to see them.
4. I understand the buffer zones, and following the law in terms of endangered species, etc. but has the city done any studies to ensure this wildlife throughout the entire lake area won't disappear because the report on the site doesn't come close to addressing this. Looking at the website and seeing the plan, I can't imagine a project this size, with the adventure playground (kids screaming and yelling all day), the BMX park (again kids screaming and yelling and likely riding their bikes to and around the lake in droves) and the picnic area (trash galore...) won't have a dramatically negative impact on the natural beauty of the lake and the wildlife that frequents the lake. The environmental report only seems to have studied the exact footprint of the development area and nothing beyond that – what about the entirety of the lake area and what the increased traffic over there will do to the entire lake area? I understand the lake itself is in Westminster, but I would hope the City of Broomfield has considered the impact beyond its borders...

Kathryn Bergh

From: Kathryn Bergh
Sent: Tuesday, July 01, 2014 8:52 AM
To: 'Dana Inerfeld'
Subject: RE: Comment on McKay Lake Park Project

Hi Dana,

We appreciate your continued interest in the proposed project. Our consultants are still working on a traffic study, parking analysis, and architectural renderings and cross-sections to show elevations and views of some of the proposed features from Zuni Street. We anticipate the reports will be completed in September-ish, after which time they will be uploaded to the Broomfield's web page: <http://www.broomfield.org/index.aspx?NID=1976>.

Thanks
Kathryn



Kathryn Bergh, P.E.
CIP Project Manager
City and County of Broomfield
1 DesCombes Drive
Broomfield, CO 80020
(303) 464-5802

From: Dana Inerfeld [<mailto:dinerfeld@gmail.com>]
Sent: Monday, June 30, 2014 6:04 PM
To: Kathryn Bergh
Subject: RE: Comment on McKay Lake Park Project

Hi Kathryn –

Are there any updates to the project? I haven't heard anything.

THANKS!
Dana.

Dana Inerfeld, Career Coach
dinerfeld@gmail.com
571-245-6166
<http://www.linkedin.com/in/danainerfeld>

From: Kathryn Bergh [<mailto:KBergh@broomfield.org>]
Sent: Tuesday, May 20, 2014 12:28 PM
To: Dana Inerfeld
Cc: Kristan Pritz
Subject: RE: Comment on McKay Lake Park Project

Hi Dana,

We appreciate your comments regarding the proposed McKay/Lambertson open lands plan. Additional research is being conducted on issues such as traffic and parking. We plan to go back to the Parks and Recreation Advisory Committee and the Open Space and Trail Advisory Committee once the research is completed.

If you would like to be on the email list for the project, please let me know and we can add your name to the list. This would be the easiest way for you to stay informed of upcoming meetings and project updates.

Thanks
Kathryn



Kathryn Bergh, P.E.
CIP Project Manager
City and County of Broomfield
1 DesCombes Drive
Broomfield, CO 80020
(303) 464-5802

From: Dana Inerfeld [<mailto:dinerfeld@gmail.com>]
Sent: Sunday, May 18, 2014 10:56 PM
To: Kathryn Bergh
Subject: Comment on McKay Lake Park Project

Hi Kathryn –

I'm a resident of McKay Landing at 14052 McKay Park Circle. I'm very excited about the project but am concerned about the plan for the parking lot at Zuni and Quail Creek Drive. I usually enter and exit the neighborhood at that intersection as many of us do and am concerned that the traffic going in and out of the park will greatly increase my travel time.

I highly support the recommendation of many of my neighbors that the parking lot be moved to 138th avenue across from the baseball field.

Thanks very much in advance for consideration of my comment.

Best Regards –

Dana.

Dana Inerfeld, Career Coach

dinerfeld@gmail.com

571-245-6166

<http://www.linkedin.com/in/danainerfeld>

From: Scott Sheppard [mailto:scottsheppardfilms@gmail.com]
Sent: Tuesday, May 13, 2014 2:55 PM
To: Nancy Harrold
Cc: Kathryn Bergh; Kevin Standbridge; Peter Dunlaevy; Kristan Pritz; Gary Schnoor
Subject: Re: McKay Lake Open Land--Response

Thank you Nancy. I am familiar with most of these locations, but will take a look at the link you provided. The Commons was very well thought out with 2 access points from main roads (Lowell and Sheridan) as well as 1 from the surrounding community. The infrastructure provides room to grow with limited impact on the surrounding community. McKay Lake does not have the infrastructure to handle additional traffic without effecting the community. The proposed parking lot is up against a residential street.

Briefly, I am concerned with adding a bike park on McKay Lake. I've not come across a bike park this close to residents. People will fill the lot to visit the lake alone. Add a bike park and traffic will be a major issue and strain on McKay Landing.

Thanks again,
Scott

From: Nancy Harrold
Sent: Tuesday, May 13, 2014 1:45 PM
To: Scott Sheppard
Cc: Kathryn Bergh; Kevin Standbridge; Peter Dunlaevy; Kristan Pritz; Gary Schnoor
Subject: RE: McKay Lake Open Land--Response

Mr. Sheppard,

Thank you for your email.

Most of the recent new parks in Broomfield have been developed as part of the Public Land Dedication process. This process requires housing developers to dedicate a portion of their development as public land for public recreation and open space, location of public facilities, and other public uses as authorized by city council. The percentage of land is determined through a calculation of the gross density of the development. These parks are designed with input from City and County Open Space and Trails, Recreation, Parks Maintenance, and Planning staff.

In the last several years the City and County of Broomfield has seen an increase in single family and multi-family housing that has provided several new parks. These parks are generally less than 2.5 acres, described as pocket parks, usually with a covered shelter, small playground and a small flat grass play area.

The last major park that the City and County of Broomfield developed was Broomfield County Commons approximately 11 years ago. Commons is partially completed and will continue to be developed in phases. An example of a joint park development, one that is partially funded by the City and County, is Del Corso Park, located off of Via Varra Road on Del Corso Way in the Broomfield Business Center. This park will have a full size soccer field, shelter, playground and parking lot. The Sensory Park at the Children's Hospital in Arista was also a joint park development.

This link will take you to the Broomfield park tour, a great way to see the parks in the community. <http://www.broomfield.org/index.aspx?nid=593> You might be interested in Anthem Community Park at the intersection of Sheridan Blvd. and Lowell Blvd. This park is only partially completed and will continue to be developed in phases. The master plan for this park includes baseball/softball fields; athletic fields; tennis courts; basketball courts; shelters/concessions/restroom facilities; playground and parking.

Some other larger parks in the community include Broomfield Industrial Park; Broomfield Community Park; Midway Park (north and south); Broadlands West; Columbine Meadows; Quail Creek; and Wildgrass.

I hope this is helpful and please let me know if you would like additional information on any of the parks in Broomfield.

Regards,
Nancy

Nancy Harrold
Director of Recreation Services

City and County of Broomfield
13201 Lowell Blvd.
Broomfield, Co 80020
303-460-6903 direct
303-410-3813 fax

From: Scott Sheppard [<mailto:scottsheppardfilms@gmail.com>]
Sent: Monday, May 12, 2014 4:05 PM
To: Kristan Pritz
Cc: Kathryn Bergh; Nancy Harrold; Kevin Standbridge; Peter Dunlaevy
Subject: Re: McKay Lake Open Land--Response

Thanks Kristan - much appreciated!

Sincerely,
Scott

On Mon, May 12, 2014 at 3:58 PM, Kristan Pritz <kpritz@broomfield.org> wrote:

Hi Scott,

Thank you for your email below.

The 14 citizens I mentioned at last week's meeting were the 7 council-appointed citizens on the Parks and Recreation Advisory Committee (PRAC) and the 7 council-appointed citizen on the Open Space and Trails Advisory committee (OSTAC). All of these citizens live in Broomfield and volunteer to be on the committees and are appointed by City Council to serve. I believe you have attended each board's most recent meeting—OSTAC on April 24, and PRAC on May 7. The best way to get in touch with them is to attend the meetings and comment in person or you may send comments to me for OSTAC or Nancy Harrold, Recreation Services Director for PRAC and we will be sure to send the comments to the respective board members.

There are also two councilmembers that serve as liaisons for each committee. The OSTAC council representatives are Councilmembers Sam Taylor and Mike Shelton. The PRAC representatives are Councilmembers Martha Derda and Elizabeth Law-Evans. You may contact the city councilmembers by going to the Broomfield web site to get telephone numbers and email addresses. You may contact any councilmember with questions and comments of course! As Councilmember Derda and Law-Evans both said at the PRAC meeting, they welcome the inquiries.

<http://www.broomfield.org/index.aspx?NID=954>

Nancy Harrold is copied on this email. I defer to her on providing information regarding your request for the list of Broomfield parks and amenities. Please let me know if this communication approach will work for you!

Thanks,
Kristan Pritz
Broomfield Open Space and Trails Director
One DesCombes Drive
Broomfield, CO 80020
Tel [303-438-6335](tel:303-438-6335)
Email kpritz@broomfield.org
Fax [303-464-5808](tel:303-464-5808)

[Click here](#) if you would like updates on the McKay-Lambertson Open Lands Master Plan Project

From: Scott Sheppard [<mailto:scottsheppardfilms@gmail.com>]
Sent: Monday, May 12, 2014 3:33 PM
To: Kristan Pritz
Subject: McKay Lake Open Land

Dear Kristan,

You mentioned there are a dozen community members assisting with the development plans for McKay Lake. I am interested in opening a dialogue - what is the best way to get in touch with them?

I am also interested in recent parks developed in Broomfield. My concern has always been that we are offering too many destination attractions without the infrastructure to handle the traffic. Would I be able to get a list of the last 5-10 parks built on Broomfield Open Lands? This may help my perspective.

I apologize if you are not the appropriate person to contact with these matters. From the meetings I have attended you stand out as someone who cares about the voice of the community.

Sincerely,
Scott Sheppard

From: Ryan McBreen [<mailto:ryanfmcgreen@yahoo.com>]
Sent: Monday, May 12, 2014 1:14 PM
To: Kristan Pritz
Subject: Re: McKay-Lambertson Open Lands Master Plan

Kristan -

Could you please update me on the status of this master plan? Has it been approved? If not, when do the proper review bodies get to hear/review the proposal.

Thank you,

Ryan F. McBreen
303.562.4427
ryanfmcgreen@yahoo.com

~~~~~

On Monday, May 12, 2014 1:23 PM, Kristan Pritz <[kpritz@broomfield.org](mailto:kpritz@broomfield.org)> wrote:  
Hi Ryan,  
I hope you are doing well!

The Parks Committee and Open Space Committee reviewed the project in May and April respectively. Additional research is being conducted on issues such as parking and traffic. We plan to go back to the two committees once the research is completed. We hope to get the two committees together to look at the research and any revisions to the plan during the summer, if schedules allow. We have not yet determined if an additional community open house will be necessary. Council review will also be required. The project has not been approved. We have not scheduled the committee meetings or any council meetings.

If you would like to be on the email list for the project, please let me know and we can add your name to the list. This would be the easiest way for you to stay informed of upcoming meetings. Please let me know if you need anything else.

Thanks,

Kristan Pritz  
Broomfield Open Space and Trails Director

~~~~~

From: Ryan McBreen [<mailto:ryanfmcgreen@yahoo.com>]
Sent: Monday, May 12, 2014 1:56 PM
To: Kristan Pritz
Cc: Kathryn Bergh; Ellen Cancino
Subject: Re: McKay-Lambertson Open Lands Master Plan

Thanks for the quick response! Yes I would like to be on any distribution e-mail list, thank you.

I know some of my fellow McKay residents are up in arms are the proposal, most specifically about traffic if I understand it correctly. Our family is for this park and are excited about it. Today was the first time I saw any semblance of a phase II. I know it can change but if I understand it correctly, it shows a future parking area which is accessed off of 138th, which I'm sure the residents of McKay would prefer. Perhaps there are a couple options, the first is removing the parking lot off of Zuni all together and building the future parking lot now, or 2nd, building the parking lot on Zuni as a temporary lot to be removed at the time the other lot is constructed at phase 2. Build it out of recycled asphalt, easy to tear out and re-use elsewhere. Regardless, if the parking is used temporarily or permanently I think the intersection with Zuni needs to be looked at it. Its tough already with limited site distances being the intersection is mid-curve.

Anyway, just a few thoughts.

Thank you,

Ryan

On May 10, 2014, at 5:56 PM, JENNIFER and BARRY SNYDER <snyderhut@msn.com> wrote:

Dear Mayor Ahrens and City Council Members,

5/10/2014

My husband and I are registered voters in Broomfield and also a resident of McKay Landing. I am very concerned about the current plans to develop the open space around McKay Lake. First and foremost, let me say that I am not against improving the area to enhance the natural environment and allow more residents to enjoy the space and the wildlife. It is already an area enjoyed by many Westminster and Broomfield residents. My concerns are centered on safety and the possibility of pushing wildlife out of the area with development and increased congestion.

The speed limit on Zuni St between 136th and 144th is 35 mph and traffic frequently travels at speeds >35 mph. Zuni has a blind curve at the Quail Creek intersection if you are turning north onto Zuni. The street is already a safety issue for those using the open space to walk, run, fish, bike or play in the already developed park at 138th.

There are currently two crosswalks at the McKay Landing circle. One leads to an opening in the fence to the lake area, the other leads to a closed fence where there is currently no sidewalk or safe area for pedestrians (poor planning). The other open area in the fence, near Quail Creek, has no crosswalk (poor planning). As a resident of McKay Landing, I have personally seen two cars go THROUGH the fence into the open space and another car drove directly over the circle during the night. Speed and traffic is an issue on this road.

I have personally discussed the plans (with the published map) with over 20 residents who live in McKay. Of every single resident I have spoken with, only one person voiced agreement with the current plan. Every other resident was concerned about the large number of activities planned for the small space, the way the phase I parking lot was designed, anticipated increased traffic (noise), safety of pedestrians who try to cross the road with increased vehicle traffic, and the wildlife (specifically bald eagles and coyotes). This response from the McKay residents makes it very hard for me to believe that the on-line survey that has been cited as "overwhelmingly positive" was an accurate assessment of the community response to the plan. This is especially true in light of the fact that the responses cannot be validated by who entered them or how many times someone commented.

My neighbor and I met with our Ward Representative regarding the plan and we voiced our concerns. She mentioned that the area is an "eyesore" and that it could really be beautiful. The residents I spoke with feel the area is beautiful as it is (in its natural state). Planted grass (which will require irrigation and possible chemical treatment) developed areas and parking lots (which require upkeep) will not be an improvement in the eyes of most residents.

I have also heard (from residents who did attend meetings) that this plan has been touted as a response to the childhood obesity issue. I am a pediatric nurse. The childhood obesity problem is multifaceted and according to the CDC, *"there are a variety of environmental factors that*

determine whether or not the healthy choice is the easy choice for children and their parents” (<http://www.cdc.gov/obesity/childhood/problem.html>). These environmental factors include the influence of sugary drinks and less healthy food on school campuses, advertising of less healthy foods, variation in licensure regulations among child care centers, lack of daily quality physical activity in all schools, no safe and appealing place to play or be active, limited access to healthy affordable foods, greater availability of high-energy-dense foods and sugary drinks, increased portion sizes, lack of breastfeeding support, and television and media.

Our community does not have an issue with “no safe and appealing place to play or be active”. As the Broomfield website boasts, the majority of Broomfield residents, including the McKay Landing community, currently have access to numerous bike trails, playgrounds, our wonderful community centers and neighborhood playgrounds. Access to a natural environment close to their neighborhood may actually peak the interest of young children which could be vital to encouraging them to explore the great outdoors and develop a healthy lifestyle.

Three City Council meetings have been held on this topic to date. All three were poorly advertised to McKay residents with agendas that were not clear with regard to the time the project would be discussed. The majority of residents I personally spoke with were not able to attend because the dates were scheduled in the evening during the week, when they were doing family activities with their children (playing ball, attending dance lessons, Legacy High school awards night, spring break week, etc...). The meetings were not held near the residents (for instance at the McKay clubhouse) which would have made it easier to get input from the community and residents were not directly invited (which could have been done through the HOA who has the majority of the email addresses for residents).

I am one of the residents who has been unable to attend a meeting in person but I want my voice heard. I did speak with Ms Derda and while she was extremely polite, arranged to meet with us, and listened attentively, I don't feel our concerns are seriously being considered and I don't feel those of us with concerns are being represented.

I have some questions and would appreciate a written response.

1. Why wasn't a traffic study done PRIOR to designing the plan? When will it be completed? If it is completed after Legacy High School is out for summer break, I would argue that the study would not be valid. Where will residents be able to get a copy of the study once it's completed?
2. Why didn't the city council attempt to directly notify residents of the discussions via the HOA?
3. Why was the plan designed without input from the residents who are supposedly the target users of the area?
4. How is safety being addressed for pedestrians, including children?

5. What type of study has been done on the effects to the wildlife and where can I get a copy if a study has been completed?
6. Why can't the 30 space parking lot be moved to 138th instead of Zuni? (Ms Derda said it needed to be in close proximity to the adaptive track. I'm a nurse. Those who are capable of using the track should be capable to get to the track via a path from parking on 138th made of the same substance the track is made of).
7. Who was invited to respond to the on-line survey? Was it available to all residents of the front range who may be using the park?

What I would like to see seriously considered.

1. Move the parking lot to 138th during phase I.
2. Decrease the number of activities being planned to reduce congestion in the area and decrease the risk of pushing out the wildlife.
3. Limit the development to natural enhancements (improved tracks/trails, picnic areas, wildlife viewing, etc...) that won't disturb the natural habitat of the wildlife.
4. Consider re-locating the bike track to a non-residential area.
5. Consider re-locating the adaptive track to an area that is more wide open (more track space would potentially allow you the ability to build multiple tracks with different levels of difficulty for adaptive training) with better infrastructure for traffic/parking.
6. Decrease the speed limit on Zuni and consider installation of speed bumps or other speed deterrents.
7. Get increased input by having a town hall meeting at the McKay Landing Clubhouse that is advertised through the HOA.
8. Finish the plan for Phase II as Phase I is designed. Both should be considered *even if funding is not secured yet*. The phase I plan will affect phase II and vice versa.

Again, I am not against using the available funds for improvements in the open space, I am simply asking for Broomfield residents to be allowed to have input into the planning and design. Thank you in advance for your consideration and responses to my concerns.

Jennifer Snyder
14001 Zuni St
Broomfield CO 80023
snyderhut@msn.com

Kathryn Bergh

From: Jace R W Johnson <jacerwjohnson@gmail.com>
Sent: Tuesday, May 06, 2014 9:43 AM
To: Kathryn Bergh
Subject: Comments on McKay-Lambertson Open Lands Master Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Kathryn,

I will not be able to attend Wednesday evening's Parks and Recreation Advisory Committee meeting where I believe item 4 on the agenda may allow for citizens to comment. I participated in the survey a couple of months ago and tried to provide written comments then, but would still like to take this opportunity to show support to the committee.

I fully support whatever plans the city and county of Broomfield has to develop its open spaces. I relocated back to the metro area in late 2012 (this time with a family in tow) after a long absence and chose Broomfield for its character - openness and well thought out open spaces, parks, trails, etc. I applaud the city/county in their efforts to make Broomfield a great place to live - efforts regularly recognized in national media as a top destination to live, raise a family, retire, and start a business.

As a resident of the McKay Landing subdivision, I fully support the committee's plans for developing the McKay Lake - Lambertson area. My family and I spend lots of time walking and cycling in that area and we greatly anticipate the time when we will be able to walk and bike on improved trails and have some scenery that will replace its raw and bucolic look today. I understand that not all open spaces can be improved all at once, but the housing developments around McKay Lake have been here long enough for us to deserve to have our open spaces improved. We deserve to not have to stare at vacant lots and wonder when more improved trails or greenbelt areas will be added.

I understand that some residents on or near Zuni are worried about the increased traffic. But I doubt that the increased traffic for people driving to the park will contribute significantly to the already bustling traffic already congesting 144th and Zuni during morning and evening rush hours - rush hour traffic that most certainly includes residents of communities no where near us here in McKay Landing or will probably never use the park/improved areas.

The majority of the developed area's users will be those of us that live in the vicinity - we walk and bike the area - we will not drive to it. But us residents know there needs to be some parking. So if you put in additional parking so that it is not a nuisance for Zuni street residents, then it should be easy to develop a design consensus. The parking area on the hill/rise at the developed area just east of Zuni and south of 138th seems to work.

And for the majority of us family with children, the additional playground and field (soccer, etc.) will be welcomed. Any plans to lessen the weekend and weekday congestion around Meridian Elementary School during afternoon and evening organized sports activities is a good idea and would be appreciated by the residents that live on the McKay Park Circle "peanut." I would much rather my kids walk or ride to their sports activities in this neighborhood than for me or my wife have to drive them clear across Broomfield or Westminster for practices, etc.

Thank you for the opportunity to comment. Best of luck to you and the committee's efforts to develop our rough open spaces (vacant lots). You all make this a great place to live!

Regards,

Jace
14040 Park Cove Drive

Jace R.W. Johnson

USA (Denver Metro, CO - MST) +1.720.428.0196

Skype: jace.johnson5

[linkedin.com/in/jacerwjohnson/](https://www.linkedin.com/in/jacerwjohnson/)

Kathryn Bergh

From: Kathryn Bergh
Sent: Tuesday, May 06, 2014 12:25 PM
To: 'scottsheppardfilms@gmail.com'
Subject: RE: McKay Lake Open Space

Hi Scott,
We appreciate your detailed comments and suggestions regarding the proposed McKay/Lambertson Open Lands Plan. A goal of the proposed plan is to balance active and passive uses for users of all ages.

“McKay Lake Open Space” refers to the City of Westminster’s property around McKay Lake. Broomfield’s McKay/Lambertson property is designated as Open Lands (not Open Space) in the McKay Landing and Lambertson Farms plats, planned urban development plans, and site development plans. Open Lands zoning allows park, recreation, and open space uses such as trails, nature education, and habitat enhancement.

As explained in the Open Space and Trails Advisory Committee (OSTAC) meeting you attended on 4/24, the 2005 Open Space, Parks, Recreation, and Trails (OSPRT) Master Plan identified parcels within the McKay/Lambertson Phase 1 Plan area for potential park improvements and open space preservation. The City and County of Broomfield obtained 7.8 acres from McKay Landing through the land dedication process. This land was designated as park and drainage by the plat. Lambertson Farms dedicated by plat and deeded various parcels totaling approximately 35 acres. In the Lambertson Farms PUD, this land was shown as public lands/park and open lands and had notes that explained future athletic field use and other passive and recreational uses. For these reasons, the site has been planned with both open space and park/recreation uses.

The proposed number of 30 parking spaces is based on park planning guidelines for the type of improvements proposed and the number of users anticipated (~3-5 spaces per acre of usable active park area). In addition to the 30 space parking lot, there is on-street parking available along West 138th Avenue and at Quail Creek Park. The proposed Phase 1 Plan is still being refined at a conceptual level, and the design phase of the project has not yet begun. The next step is to have a traffic engineering firm complete a preliminary traffic study and parking analysis. Once completed, these reports will be available for public review, and the findings will be summarized and presented at upcoming OSTAC and Parks and Recreation Advisory Committee (PRAC) meetings. The committees may recommend adjustments to the proposed plan based on the findings. Then, the plan would then be presented to the City Council for review and comment. If Council directs the project to move forward, the design phase would include a final traffic engineering study, parking analysis, and pedestrian crossing improvements. Once completed, these reports will also be available for public review. If issues are identified in these studies, further refinements of the plan will be required.

Approximately 8-9 acres of open space buffer and habitat restoration is planned. This restoration area is equivalent to 40% of the total Phase 1 project area. A 200’ wide “swath” of open space buffer/habitat restoration is proposed for the entire dam embankment south of the lake, and a 75’ to 150’ wide “swath” is proposed adjacent to the Broomfield County property line along the west side of the lake. The City of Westminster owns the lake property, which includes the entire shoreline and the trail around the lake. The proposed habitat enhancement associated with this project would occur only on Broomfield property. The habitat enhancement areas would provide an open space buffer between the existing trail around the lake and the active elements included in the Phase 1 Plan. In addition, approximately 22 acres is not proposed for any improvements at this time. This unimproved area is on the east and south sides of the land owned by the City and County of Broomfield.

We appreciate your attachment with detailed design suggestions and offer the following additional information:

- The detailed environmental/wildlife reports for this project provide the site-specific information and direction needed to ensure the project adheres to all applicable federal laws, regulations, guidelines, limitations, etc. concerning natural resources such as wetlands and wildlife.
- There are other adaptive sports facilities in Colorado, and this site would not be the first dedicated space in the state as stated. The bike park, adaptive sports elements are proposed to be integrated into the Adventure Playground and Nature Fitness areas.

- The conceptual plan for the bike park has not changed. It was retitled to clarify the area is proposed to include a bike pump track and trail segments with obstacles such as board walks, logs, rocks, etc.
- Unlike existing neighborhood playgrounds throughout Broomfield, the proposed Adventure Playground concept does not include plastic surfaces and metal rails like those shown in the photo you provided. It would be constructed predominantly of natural materials such as logs, boulders, stumps, nets, rope, etc. (not just “look-alike” trees, logs, and rocks).
- The Nature Fitness area would not only be geared toward kids; it would be designed for use by all ages
- The basketball court will be striped for pickleball, a sport with growing popularity amongst residents in the age 55+ demographic. (If not familiar with pickleball, there are many online YouTube links.) Based on the level of indoor and outdoor pickleball usage throughout Broomfield, it is anticipated the court would most often be used for pickleball.

The City Council has made it clear they make no commitment at this time to a future Phase 2. Council directed a Phase 1 Plan be created which could be funded in full by the McKay Landing developer’s contribution. The proposed plan includes trail connections to regional and local trails. The open lands property outside of Phase 1 would remain in its native state and be mowed a few times a year, as it is now. If at some time in the future, we are directed by Council to consider Phase 2 improvements, we would begin with a master plan process and work with the community and OSTAC and PRAC to develop a proposed Phase 2 master plan. An open house and survey to gather public comments would also be part of the planning process. Public participation is always an important part of any planning process in Broomfield. Decisions regarding the priority and scheduling of any future improvements will be made by Council, and funds for construction would be budgeted into the Capital Improvement Program at Council’s discretion.

The next steps for the McKay/Lambertson Open Lands Master Plan are as follows:

1. Comments from OSTAC members and citizen comments at the OSTAC meeting on April 24 and the Parks and Recreation Advisory Committee meeting on May 9 will be summarized.
2. Any additional research will be completed on issues raised through the public meetings.
3. Results of the research will be presented to OSTAC and PRAC at a joint meeting if schedules allow or at separate meetings if need be.

Staff will wait to see what recommendations the two committees make and will respond accordingly. At some point in the future, comments from OSTAC, PRAC and the public along with the research results will be presented to City Council. Council will provide direction on the next steps for the project.

We really appreciate your time and attentiveness in providing comments and information. Your email and attachment were sent to the OSTAC and PRAC members this morning. My understanding is that your email address is also on our mailing list for the project. Please let me know if I may help with any other questions or comments.

Best regards,
Kathryn



Kathryn Bergh, P.E.
CIP Project Manager
City and County of Broomfield
1 DesCombes Drive
Broomfield, CO 80020
(303) 464-5802

From: Scott Sheppard [<mailto:scottsheppardfilms@gmail.com>]
Sent: Tuesday, May 06, 2014 8:56 AM
To: Kathryn Bergh
Subject: McKay Lake Open Space

Dear Kathryn,

I am a resident of McKay Landing and live on Zuni. I was informed of the plans to develop the Open Space less than 3 weeks ago. I attended the April 24th meeting and was surprised at the amount of attractions that will be added.

Zuni does not have the infrastructure to handle the amount of traffic this will bring. Providing a parking lot directly on Zuni seems dangerous.

I enjoy the lake the way it is, but I'm all for adding more habitat, picnic areas, and trails. The other attractions will cause too much traffic and will scare off the wildlife. The focus really should be on the lake and nature, not bike parks. There is plenty of open space in broomfield with the infrastructure to handle the popularity of bike parks.

Attached, I reviewed each of the proposed items and added my thoughts. I hope you take the time to read. I look forward to your comments.

Sincerely,

Scott M. Sheppard

Proposed Improvements Phase 1

1. Adventure Playground
2. Nature Fitness
3. Adaptive Sports
4. Bike Park & Adaptive Sports
5. Habitat Enhancement
6. Lake Overlook & Environmental Education
7. Trails

The plans also include a **basketball court**, a **30-space parking lot**, **trash receptacles**, and a **port-a-potty**.

Adventure Playground

This will include “natural” looking structures. Here is a picture of possibilities...



Nature Fitness

Get fit by balancing on a log or climbing a rock... I think this is geared towards kids. Here is a possible sample.



Adaptive Sports

Think Paralympics. Most of us have seen this in action on the slopes.

The Adaptive Sports Center enhances the quality of life of people with disabilities through exceptional outdoor adventure activities. ASC was founded in 1987 when President and Mrs. Carter joined a group of local residents to form the Physically Challenged Ski Program of Crested Butte. Since then, the program has evolved into the year-round, nationally recognized Adaptive Sports Center. As far as I know this would be the only such track in Colorado.



Adaptive biking

<https://www.youtube.com/watch?v=hY8s8YITuUo>

adaptive biking sample

https://www.youtube.com/watch?v=Uth_n8QZxZ0

Adaptive biking

<https://www.youtube.com/watch?v=hY8s8YITuUo>

adaptive biking sample

https://www.youtube.com/watch?v=Uth_n8QZxZ0

Bike Park & Adaptive Sports (This was first called a Pump Bike Track)

I'm not sure if plans have changed, but a pump track is a dirt playground for bicycles, providing a continuous loop with banked turns and rolling mounds of dirt. This allows riders to travel without pedaling by utilizing momentum to keep moving. Pump tracks are used by bicycle riders of all ages to develop essential skills in a low risk environment while also developing fitness. Pump tracks are inexpensive to build, take up a small footprint in the park and require very little maintenance making them ideal for city parks.

Superior Pump Track

<https://www.youtube.com/watch?v=3pX0XsgR7Vc>

Lyons Pump Track

<https://www.youtube.com/watch?v=gUY2Ohn7JNA>

Golden Pump Track (maintained by volunteers and donations)

<https://www.youtube.com/watch?v=JkzNm1LInBQ>

Keystone Pump Track (private)

https://www.youtube.com/watch?v=d8zhB_Bj3P0

Habitat Enhancement

Native landscaping (trees, shrubs, and seeding).

Lake Overlook & Environmental Education

Picnic and pavilion.

Comparable example



Trails

Not sure how this is different from Adaptive Sport tracks.

My Thoughts

I live directly across from this open space and love it the way it is, but our community was granted 1.3 million dollars to improve this space. So I asked myself, "How would I spend the money?"

Let's consider the community. It mostly consists of families with school age children with an elementary school centered in the middle. Using the elementary school as a central mark, we have 5 playgrounds, 5 basketball courts, 4 baseball fields, a football field, a lacrosse field, a full sized track, and countless soccer fields within walking distance (the farthest being .75 miles away).

So what would be beneficial to our community? When I consider McKay Lake what comes to mind is nature. My family and I have seen coyotes, foxes, frogs, owls, deer (yes deer), caught fish and crayfish, and we take great pride seeing the Bald Eagle that has made this lake his/her home.

So I would like to see more natural habitat - native trees, shrubs, and grasses to invite these critters to stick around. The nature-learning center is great as well as a pavilion where people can picnic. Walking paths and connecting bike paths would be nice as well.

If all we did were to put in the proposed parking lot on Quail Creek, we would see a full lot. On the Westminster side, the parking lot is always full from fisherman, runners, walkers, or people who love the outdoors. This would happen on our side as well.

Adding Adaptive Sports, a Bike Track, and the Playground will put car overflow into our community.

As witnessed in the links I provided for the Bike Track, this is more of a young adult's sport. I spoke with my 11 year old boy and his friends and none of them had heard of this. However, I spoke with a 34 year old co-worker who visits bike parks on a regular basis and he was able to tell me all about it. By the way, he has 3 concussions directly related to bike parks. If you passed over my previous links please watch this.

Lyons Pump Track

<https://www.youtube.com/watch?v=gUY2Ohn7JNA>

It is clear that building such a structure will provide unnecessary traffic to our already stressed neighborhood. All of the bike tracks I looked up have large parking areas and are not close to residential areas.

Here is a birds-eye-view of a "Family" Bike Park in NJ.



It is next to an industrial park, not anywhere close to a residential area. If you look at the bottom you can see that it is next to an airport.

Here is where the proposed track will go on McKay Lake.



To scale this is the open space available in the Commons.

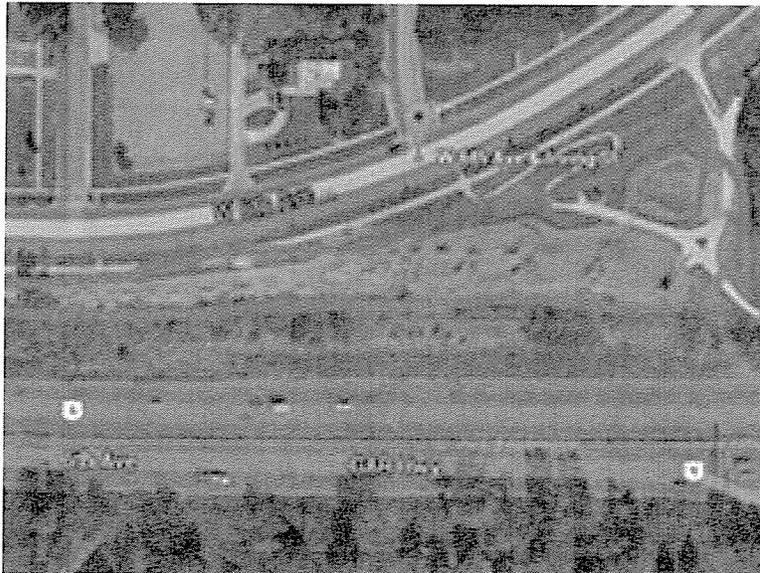


And at Main and Midway.



I just provided 2 examples, but Broomfield has plenty of open space available to put a bike track. These large areas are within 2 miles of McKay Landing and have the infrastructure to support parking and traffic.

Here is a track in Denver next to “dilapidated” houses and the highway. Not my words, this came from my 34-year-old co-worker who cannot wait for Broomfield to open their track.



If Broomfield wants a Bike Track, then let's build it where we have the infrastructure.

Regarding the basketball court, it is a football field and a half from the proposed parking lot. Again we have 5 in the community – do we need another?

I haven't seen the final plans for the Adventure Playground and it could be neat, but we already have 5 playgrounds in our community.

Then there is Adaptive Sports, which in this case is Adaptive Biking. This will be the first dedicated space in Colorado so will bring in high traffic. I like the idea of building it, but let's support it in a place that has the proper infrastructure.

So again, I'll get behind this project if it adds to the natural habitat - native trees, shrubs, and grasses. The nature-learning center is great as well as a pavilion where people can picnic. Walking paths and connecting bike paths would be nice as well.

I should also mention that there are plans for Phase 2. This will include 2 additional parking lots –120 and 20 spaces making it a total of 170 parking spaces. Plus more multi-purpose fields, concession stands, and more.

It is not too late to let your voices be heard. Thank you for your attention.

Scott Sheppard
McKay Landing resident

Kathryn Bergh

From: Kristan Pritz
Sent: Thursday, April 24, 2014 4:58 PM
To: Gary Schnoor; Kathryn Bergh; Peter Dunlaevy
Subject: FW: Proposed McKay/Lambertson Farms Park

From: Kristan Pritz
Sent: Thursday, April 24, 2014 4:57 PM
To: 'Leshya Van Binsbergen'
Subject: RE: Proposed McKay/Lambertson Farms Park

Hi Ms. Van Binsbergen,

The Parks Maintenance staff has reviewed the photos of Quail Creek Park attached to your e-mail below. The maintenance staff will address the need for more bark/mulch in the planting beds this spring as this work is part of their standard park maintenance. The mesh matting that is shown in several photographs by Quail Creek and the pond is for bank stabilization and erosion control. The intent is that the grasses will grow up through the mesh matting as spring progresses. To remove the matting would disturb the vegetation and create future erosion issues.

If there are other questions that you have about maintenance, the Parks staff will address your concerns. You may contact them at 303-438-6334 or you may contact me.

Thank you,

Kristan Pritz
Broomfield Open Space and Trails Director
One DesCombes Drive
Broomfield, CO 80020
Tel 303-438-6335
Email kpritz@broomfield.org
Fax 303-464-5808

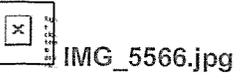
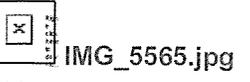
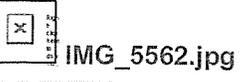
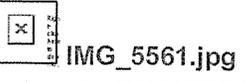
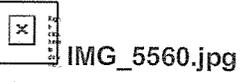
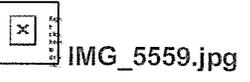
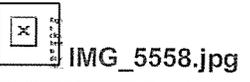
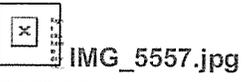
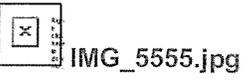
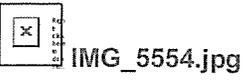
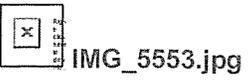
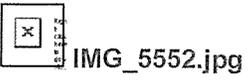
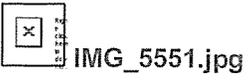
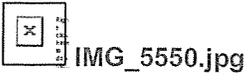
From: Leshya Van Binsbergen [mailto:mrsbinsy@gmail.com]
Sent: Wednesday, April 23, 2014 8:28 AM
To: council@broomfieldcitycouncil.org; Kristan Pritz; Kristan Pritz; Kathryn Bergh
Subject: Proposed McKay/Lambertson Farms Park

Attached please find some photographs recently taken at the Quail Creek Park area. With a presentation on the agenda for April 24th to discuss this upcoming project - I believe these photos clearly show what our concerns are, as citizens who live around this pre-existing park, are.

Also, as an FYI, it should be noted that we have not heard coyotes around that open land for quite some time - this could be seasonal, however, it seems that their disappearance has coincided with the construction activity at the pool for McKay Shores.

Sincerely,

Leshya Van Binsbergen
1828 Tiverton Ave
Broomfield, CO 80023
303-469-4618



Kathryn Bergh

From: Kathryn Bergh
Sent: Tuesday, April 15, 2014 3:20 PM
To: 'dderoia202@comcast.net'
Cc: Kristan Pritz; Kevin Standbridge
Subject: Response to your 3/25 letter regarding the proposed McKay/Lambertson Plan
Attachments: Letter received March 26th_De Roia.pdf; Environmental Review.pdf

Mr. De Roia,

It was nice chatting with you this afternoon. We are in receipt of your letter dated March 25, 2014 (attached), and offer the following responses.

1. You mentioned you have since seen the December 2012 environmental report, and attached is a copy for your reference.
2. At this point, the proposed Phase 1 Plan is still being refined at a conceptual level, and the design phase of the project has not yet begun. The proposed number of 30 parking spaces is based on park planning guidelines for the type of improvements proposed and the number of users anticipated (~3-5 spaces per acre of usable active park area). In addition to the proposed 30 space parking lot, there is on-street parking available along West 138th Avenue and at Quail Creek Park. Staff is working with the City Traffic Engineer to review traffic information related to the surrounding neighborhood, pedestrian crossings, and parking. A traffic engineering study and parking analysis will be completed before the public comments pertaining to the proposed project are presented to the City Council. Once completed, these reports will be available for public review. If issues are identified in these studies, further refinements of the plan will be required.
3. Please see response #1 above. If directed by City Council to proceed with the Phase 1 design, it would include an update to the December 31, 2012 environmental/wildlife report. This was the first report completed for the project, before the site analysis and needs assessment portion of the master plan design process. Additional environmental/wildlife observations and reports would be obtained annually (or more frequently if environmental/wildlife conditions change) until construction is complete. All environmental/wildlife reports will be available for public review. The detailed environmental/wildlife reports for this project would provide the site-specific information and direction needed to ensure the project adheres to all applicable federal laws, regulations, guidelines, limitations, etc. concerning natural resources such as wetlands and wildlife. A foot survey for nesting birds (both grassland birds and raptors) will be completed prior to any site disturbance. Certain protections are required for active nests, and these would be implemented. Colorado Parks and Wildlife will be consulted as necessary.
4. Maximum permissible noise limits are included in the Broomfield Municipal Code. A noise study is not required unless it is anticipated these limits will be exceeded based on the nature of the development. We do not believe the proposed open lands improvements will create excessive noise beyond what is typically experienced in a public park setting or along a connector street (as Zuni Street is classified). The Broomfield Police Department handles day-to-day noise complaints from the public.

Best regards,
Kathryn



Kathryn Bergh, P.E.
CIP Project Manager
City and County of Broomfield
1 DesCombes Drive
Broomfield, CO 80020
(303) 464-5802

RECEIVED

MAR 26 2014

CITY AND COUNTY MANAGER
BROOMFIELD, COLORADO

2475 Quail Creek Drive

Broomfield, CO 80023

March 25, 2014

Mr. Charles Ozaki

Broomfield City County Manager

One DesCombes Drive

Broomfield, CO 80020

Dear Sir:

The purpose of this letter is to inform you that I am opposed to the Phase 1 Improvements of the McKay/Lambertson Open Lands Master plan for the following reasons:

1. Environmental impact studies for this development have not been prepared, submitted nor shown to the public.
2. A study to show the effect of the increased traffic on Zuni and particularly on Quail Creek Drive has not been done. There are no plans to prevent individuals from parking in the surrounding neighborhood while using the proposed facilities. A 30 spot parking area is hardly sufficient for all the activities envisioned.
3. A study of the effect on the wildlife living in this area has not been done. There are numerous wild life species living within this boundary. There are Hawks, Eagles, Owls, Cranes, Ducks, Geese, prairie dogs, snakes, field mice, and numerous species of birds. This is an area that Canada Geese migrate to each year. The geese number in the thousands.
4. There are no studies to show the mitigation of the increased noise resulting from the daily use of this area.

Your personal review of this proposed plan is elicited and that the proper course of action is initiated.

Yours truly,



David De Roia

(303) 404-9048

Kathryn Bergh

From: Mark Sohasky <msohasky@yahoo.com>
Sent: Monday, April 14, 2014 6:57 AM
To: Kathryn Bergh
Cc: Kristan Pritz
Subject: Re: McKay/Lambertson Open Lands Master Plan Comments

Ms. Bergh,

Thank you for the information. Still reviewing. I will have additional questions/comments.

Sincerely,

Mark

Mark Sohasky
msohasky@yahoo.com
(C) 303-947-6484

From: Kathryn Bergh <KBergh@broomfield.org>
To: "msohasky@yahoo.com" <msohasky@yahoo.com>
Cc: Kristan Pritz <kpritz@broomfield.org>
Sent: Tuesday, April 8, 2014 11:24 AM
Subject: FW: McKay/Lambertson Open Lands Master Plan Comments

Mr. Sohasky,

Attached is our staff's response to your questions regarding the proposed McKay/Lambertson open lands plan. We have grouped like questions together in our response. The December 31, 2012 environmental review is also attached for reference.

Best regards,
Kathryn



Kathryn Bergh, P.E.
CIP Project Manager
City and County of Broomfield
1 DesCombes Drive
Broomfield, CO 80020
(303) 464-5802

From: Kathryn Bergh
Sent: Friday, March 28, 2014 9:19 AM
To: msohasky@yahoo.com
Subject: FW: McKay/Lambertson Open Lands Master Plan Comments

Hi Mr. Sohasky,

We will provide detailed responses to your questions next week. Several of our staff have been out this week for spring break, and we want to make sure all team members are aware of your concerns and have an opportunity to reply.

At this point we are still refining the proposed Phase 1 master plan for this area zoned Open Lands (defined as park + open space elements), which started in Fall 2012. The plan has been created based on a parks, recreation, and open space Needs Assessment and many meetings with our Open Space and Trails Advisory Committee (OSTAC) and our Parks and Recreation Advisory Committee (PRAC), both made up of citizen representatives. Our City Council has reviewed and commented on the proposed plan in two Study Sessions. We have not yet begun the design phase, which would include an update to the December 31, 2012 environmental/wildlife report (available for review at our office), a traffic study, parking analysis, and pedestrian crossing improvements. If City Council directs us to proceed with the Phase 1 project design, we anticipate the design phase would take approximately 9-12 months.

Our City Council has made it clear they make no commitment at this time to a future Phase 2. Council directed us to focus on creating a Phase 1 plan to be funded in full by the McKay Landing developer's contribution, which was provided as cash-in-lieu of construction of a regional park. The open lands property outside of Phase 1 would remain in its native state and be mowed a few times a year, as it is now. If at some time in the future, we are directed by Council to consider Phase 2 improvements, we would begin with a master plan process and work with OSTAC and PRAC to develop a proposed plan. The elements shown in the grey areas (outside the Phase 1 area) are possible future improvements the current committee members would support based on the Needs Assessment. They are included for reference to show how they would fit with the Phase 1 features.

We appreciate your patience and will be in touch by email next week with more detailed responses to your concerns.

Thanks
Kathryn



Kathryn Bergh, P.E.
CIP Project Manager
City and County of Broomfield
1 DesCombes Drive
Broomfield, CO 80020
(303) 464-5802

From: Mark Sohasky [<mailto:msohasky@yahoo.com>]
Sent: Tuesday, March 25, 2014 9:46 PM
To: OpenSpace
Subject: McKay/Lambertson Open Lands Master Plan Comments

1. Why is the default decision to build on this property? Why have the citizens never been given the option for other choices including to keep this open space with habitat conservation?
2. As explained, all funds in escrow will be spent on Phase 1. Why is that? If built, why will Phase 2 be at additional tax payer expense?
3. Why cannot the funds in escrow now be used to fund a low impact, environmentally friendly walking trails for the entire tract – Phase 1 and 2?
4. No traffic or noise study was available to document impact on the proposed project. Why not? Zuni Street is already busy with traffic.
5. At present, this land is being used by joggers, bikers, dog walkers, hikers, fishermen, nature walkers. All these are relatively quiet activities and in keeping with a park with a lake as its focal point. What is the documented need for development of the land with multiple “attractions”?
6. Why was low impact, walking trails and habitat restoration not considered for the entire tract?
7. Was an environmental impact study done?
8. If an environmental impact study was done, when was it done?
9. If done, why was the study not available at the Open House on March 20th? If done, how can I obtain a copy? If done, does the study need to be updated?
10. Where is the report from the Department of Wildlife (now known as Parks and Recreation I believe) documenting the impact that this development will have on

the wildlife that live in the area? Bald eagles, owls, hawks, geese, ducks, coyotes, etc. are present.

11. Has the EPA provided a report on the environmental impact of the project?

12. If the kids in the neighborhood truly had wanted a bike terrain park and other "attractions" where is the documented need?

13. The land is used by families to walk dogs, walk with their children, and enjoy the peace and quiet that this area affords in addition to beautiful views. All this would be gone if the "attractions" are built. As explained, habitat restoration is only planned for the shore of McKay Lake. Why not the entire piece of land?

14. We were told by that the proposed parking at Quail Creek Drive and Zuni Street would be for 30 cars. What study has been done to document the impact on traffic, intrusion into the McKay neighborhood for parking in lieu of lot use? Has the impact on the surrounding neighborhood been considered? Where is the documentation?

15. Why would the parking lot not be placed off of 138th where the parking lot for Phase 2 is currently shown?

16. Why has a plan for Phase 2 not been provided in detail to see how it will fit with Phase 1? Why the piecemeal approach?

17. Why are additional ball fields planned for Phase 2? What is the documented need? Ball fields are currently available in Quail Creek Park at 138th Street.

Thank you,

Mark

(C) 303-947-6484

1. Why is the default decision to build on this property? Why have the citizens never been given the option for other choices including to keep this open space with habitat conservation?
3. Why cannot the funds in escrow now be used to fund a low impact, environmentally friendly walking trails for the entire tract – Phase 1 and 2?
5. At present, this land is being used by joggers, bikers, dog walkers, hikers, fishermen, nature walkers. All these are relatively quiet activities and in keeping with a park with a lake as its focal point. What is the documented need for development of the land with multiple “attractions”?
6. Why was low impact, walking trails and habitat restoration not considered for the entire tract?
12. If the kids in the neighborhood truly had wanted a bike terrain park and other “attractions” where is the documented need?

Response:

The McKay/Lambertson property is designated as Open Lands in the McKay Landing and Lambertson Farms Site Development Plans (not Open Space). By definition, Open Lands includes park, recreation, and open space improvements such as trails and wildlife viewing. The 2005 Open Space, Parks, Recreation, and Trails (OSPRT) Master Plan identified parcels within the McKay/Lambertson Phase 1 Plan area for potential park improvements and open space preservation. The OSPRT Plan includes regional trail connections across the property.

The proposed McKay/Lambertson Phase 1 Plan was created after a needs assessment and a site analysis were conducted in 2013. A landscape architecture and planning firm inventoried the parks, recreation, and open space facilities and amenities currently available in Broomfield to assess what will be needed at community build-out. Attributes and constraints of the property were evaluated which would influence the type, location, and interconnection of various regional park and open space amenities. The consultant performed a site analysis to organize and characterize the site into distinct areas and identify potential use zones. A variety of possible formal and informal park and open space elements were identified to create concept plan alternatives.

Concept plan alternatives were reviewed and the preferred concept plan was refined by the Open Space and Trails Advisory Committee (OSTAC) and the Parks and Recreation Advisory Committee (PRAC). These two committees are made up of citizen representatives appointed by City Council. Council also reviewed the concept plan and requested design and construction of the proposed Phase 1 Plan be accomplished within the current budget, the \$1.38M contributed by the McKay Landing developer as cash-in-lieu of building a regional park. The intent of the Phase 1 Plan is to incorporate compatible uses within the site to accommodate the needs of a majority of users. OSTAC and PRAC worked cooperatively to develop a project that balanced active and passive uses on the site for further review by the City Council and the citizens of Broomfield at a future open house. As a result, the project includes 1.5 miles of trails, 9 acres of habitat enhancement/open space buffer, a lake overlook/environmental education shelter, 90 trees, median enhancements for pedestrian crossing, an adventure playground and nature fitness area, bike park, adaptive sports features, landscape buffers (between Zuni Street and the proposed parking lot and bike park), and native vegetation throughout.

On February 4th, City Council directed the Phase 1 Plan be presented at a public open house to receive comments. 21 comment cards were received at the open house, and

197 people provided responses to an online survey. A majority of resident comments support the proposed plan. Many responses specifically mention a desire for a bike park. The proposed adventure playground, nature fitness area, and adaptive sports amenities are also very popular. Once the resident feedback is summarized and reviewed by OSTAC, PRAC, and Council, adjustments may be made to the Phase 1 Plan based on the public comments.

4. No traffic or noise study was available to document impact on the proposed project. Why not? Zuni Street is already busy with traffic.

14. We were told by that the proposed parking at Quail Creek Drive and Zuni Street would be for 30 cars. What study has been done to document the impact on traffic, intrusion into the McKay neighborhood for parking in lieu of lot use? Has the impact on the surrounding neighborhood been considered? Where is the documentation?

Response:

The proposed number of 30 parking spaces is based on park planning guidelines for the type of improvements proposed and the number of users anticipated (~3-5 spaces per acre of usable active park area). In addition to the 30 space parking lot, there is on-street parking available along West 138th Avenue and at Quail Creek Park. Staff is working with the City Traffic Engineer to review traffic information related to the surrounding neighborhood, pedestrian crossings, and parking.

At this point, the proposed Phase 1 Plan is still being refined at a conceptual level, and the design phase of the project has not yet begun. If directed by City Council to proceed with the Phase 1 design, we estimate it would take approximately 9-12 months to complete. The design will include a traffic engineering study, parking analysis, and pedestrian crossing improvements. Once completed, these reports will be available for public review. If issues are identified in these studies, further refinements of the plan will be required.

Maximum permissible noise limits are included in the Broomfield Municipal Code. A noise study is not required unless it is anticipated these limits will be exceeded based on the nature of the development. We do not believe the proposed open lands improvements will create excessive noise beyond what is typically experienced in a public park setting or along a connector street (as Zuni Street is classified). The Broomfield Police Department handles day-to-day noise complaints from the public.

7. Was an environmental impact study done?

8. If an environmental impact study was done, when was it done?

9. If done, why was the study not available at the Open House on March 20th? If done, how can I obtain a copy? If done, does the study need to be updated?

10. Where is the report from the Department of Wildlife (now known as Parks and Recreation I believe) documenting the impact that this development will have on the wildlife that live in the area? Bald eagles, owls, hawks, geese, ducks, coyotes, etc. are present.

11. Has the EPA provided a report on the environmental impact of the project?

Response:

If directed by City Council to proceed with the Phase 1 design, it would include an update to the December 31, 2012 environmental/wildlife report. This was the first report completed for the project, before the site analysis and needs assessment portion of the master plan design process. Additional environmental/wildlife observations and reports would be obtained annually (or more frequently if environmental/wildlife conditions change) until construction is complete. All environmental/wildlife reports will be

available for public review. The EPA will not provide environmental reports for this project. The detailed environmental/wildlife reports for this project provide the site-specific information and direction needed to ensure the project adheres to all applicable federal laws, regulations, guidelines, limitations, etc. concerning natural resources such as wetlands and wildlife. The city will be required to get a state stormwater permit prior to starting construction, but no other state or federal permits or reports are anticipated based on the initial environmental review and the proposed scope of work.

13. The land is used by families to walk dogs, walk with their children, and enjoy the peace and quiet that this area affords in addition to beautiful views. All this would be gone if the “attractions” are built. As explained, habitat restoration is only planned for the shore of McKay Lake. Why not the entire piece of land?

Response: Approximately 8-9 acres of open space buffer and habitat restoration is planned. This restoration area is equivalent to 40% of the total Phase 1 project area. A 200' wide “swath” of open space buffer/habitat restoration is proposed for the entire dam embankment south of the lake, and a 75' to 150' wide “swath” is proposed adjacent to the Broomfield County property line along the west side of the lake. The City of Westminster owns the lake property, which includes the entire shoreline and the trail around the lake. The proposed habitat enhancement associated with this project would occur only on Broomfield property. The habitat enhancement areas would provide an open space buffer between the existing trail around the lake and the active elements included in the Phase 1 Plan. Landscape buffers are also proposed along Zuni Street, to screen the bike park (near McKay Landing Parkway) and the parking lot. In addition, approximately 22 acres is not proposed for any improvements at this time. This unimproved area is on the east and south sides of the land owned by the City and County of Broomfield.

15. Why would the parking lot not be placed off of 138th where the parking lot for Phase 2 is currently shown?

Response: The proposed public parking location off Zuni Street is more accessible and more central to the active elements of the proposed Phase 1 Plan. The south end of the (possible future) parking area shown adjacent to West 138th Avenue in the grey area outside Phase 1 is approximately 800 feet from the proposed parking location and much further from the proposed active elements in the Phase 1 Plan. In addition, ADA accessible (“handicap”) parking in the proposed location will allow much better (shorter distance) access for users of the adaptive sports features to be incorporated into the Adventure Play/Nature Fitness and Bike Park design.

2. As explained, all funds in escrow will be spent on Phase 1. Why is that? If built, why will Phase 2 be at additional tax payer expense?

3. Why cannot the funds in escrow now be used to fund a low impact, environmentally friendly walking trails for the entire tract – Phase 1 and 2?

16. Why has a plan for Phase 2 not been provided in detail to see how it will fit with Phase 1? Why the piecemeal approach?

17. Why are additional ball fields planned for Phase 2? What is the documented need? Ball fields are currently available in Quail Creek Park at 138th Street.

Response:

The City Council has made it clear they make no commitment at this time to a future Phase 2. Council directed a Phase 1 Plan be created which could be funded in full by the McKay Landing developer's contribution. The proposed plan includes trail connections to regional and local trails. The open lands property outside of Phase 1

would remain in its native state and be mowed a few times a year, as it is now. If at some time in the future, we are directed by Council to consider Phase 2 improvements, we would begin with a master plan process and work with OSTAC and PRAC to develop a proposed Phase 2 master plan. An open house and survey to gather public comments would also be part of the planning process. The elements shown in the grey areas (outside the Phase 1 area) are possible future improvements the current committee members would support based on the 2013 Needs Assessment. They are included for reference to show how they would fit with the Phase 1 features. Decisions regarding the priority and scheduling of any future improvements will be made by Council, and funds for construction can be budgeted into the Capital Improvement Program at Council's discretion.

Kathryn Bergh

From: Kathryn Bergh
Sent: Tuesday, April 01, 2014 1:10 PM
To: 'Kevin McNeill'
Subject: RE: McKay Lambertson open space

Hi Kevin,

The March 20th meeting was a public open house to receive comments regarding the proposed Phase 1 master plan. The comments received from the open house and the online survey (which just closed last week) have been compiled. There is an internal staff meeting scheduled on April 7th with the City Manager's Office to review the public comments and recommend any modifications (TBD) to the plan for City Council review. A City Council review has not yet been scheduled.

Thanks
Kathryn



Kathryn Bergh, P.E.
CIP Project Manager
City and County of Broomfield
1 DesCombes Drive
Broomfield, CO 80020
(303) 464-5802

From: Kevin McNeill [<mailto:mcneillkevinb@gmail.com>]
Sent: Tuesday, April 01, 2014 12:43 PM
To: Kathryn Bergh
Subject: McKay Lambertson open space

Hi,

I live near the McKay Lake / Lambertson open space area and was curious if anything was decided on the March 20 meeting or if there are any other meetings planned? Also, did the results of the survey get included in the meeting?

Thank you

Kevin McNeill