



CIP Advisory Committee

*Minutes
June 1, 2009*

Meeting Summary

The meeting was called to order at 6:34 p.m. The primary items on the agenda for this meeting are to elect officers for the new term and review two sound wall applications.

Roll Call

Present: Bill Bates, Thomas Reid, Sam Taylor, Jennifer Krieger, Robert Manzanares, and Kevin Skattum. Leo Miller was unable to attend.

Others in attendance: Staff members present were Katie Allen, CIP Division Manager, and Eileen Albrecht, CIP Administrative Assistant.

Residents of the Trails at Westlake and Aspen Creek neighborhoods were also present.

Minutes

The March 12, 2009, meeting minutes were approved without change.

Election of CIP Program Advisory Committee Chair and Co-Chair

Sam Taylor nominated Bill Bates to serve as chair person. Thomas Reid seconded the nomination. Bill accepted and was elected by consent.

Kevin Skattum nominated Jennifer Krieger to serve as co-chair. Bill Bates seconded the nomination. Jennifer accepted and was elected by consent of the committee.

Sound Wall Application Review

Sound wall applications were received from the Trails at Westlake and Aspen Creek neighborhoods before the May 15, 2009, deadline. Staff received the necessary petitions from both neighborhoods. Representatives from the neighborhoods were in attendance. Bill welcomed both groups and asked that they limit their comments to approximately 10 minutes per group.

Trails at Westlake

Debbie Green spoke on behalf of the Trails at Westlake neighborhood. She explained that the neighborhood originally requested a sound wall by submitting a CIP Request for a sound wall in 1996 due to traffic and noise concerns. The request was denied until the Master Plan could be completed. Over the years, the neighborhood has submitted multiple requests for a sound wall and was very excited when City Council approved the policy.

The traffic along Lowell has increased significantly with the high school and now the new King Soopers shopping area. One of the neighborhoods biggest concerns is the increased speed on Lowell Boulevard. The speed limit is 40 mph and the back yard elevations are below the road. The neighbors are concerned that a car could lose control and land in their yards, possibly injuring a family member or guest.

Sound is also a problem. The neighbors all agree that it is impossible to have a conversation in their backyards due to the traffic noise. The neighborhood feels that this has affected their property values.

The neighborhood also feels that this would improve the appearance of the community and the Lowell Boulevard roadway.

Bill opened the floor for questions from the committee:

Sam asked if all the affected neighbors were in support of the sound wall.

Debbie responded that of the 12 affected houses, 11 have signed in support of the wall. The last person has been difficult to get in touch with due to odd working hours.

Kevin asked if Lowell was 2- or 4-lane, and if the speed limit had been changed.

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Debbie stated that Lowell used to be 4-lane, but they requested the road be re-striped. It is currently a single lane road in each direction, with turn lanes. The speed limit was changed from 35 to 40 mph.

Robert Manzanares asked staff what the master plan showed for Lowell Boulevard.

Katie explained that it is shown as a 2-lane arterial with landscaped medians from Midway to West 136th Avenue. The median will be constructed as part of the Lowell reconstruction project which is currently in pre-design.

Kevin asked if there is a sidewalk or landscaping between Lowell and the fences.

Debbie explained that there is a sidewalk and there are grass areas between the street and the sidewalk, then between the sidewalk and the fence. There are also sparse trees along the roadway.

Bill asked how long Debbie has lived in her home and if she has ever seen an accident where the car has come off the road.

Debbie answered that she and her family moved into their home in 1996. She has never seen such an accident, but with the increased speed limit, she would hate to see it happen.

Robert asked staff if they have traffic projections available and wondered when it was estimated that the traffic volume on Lowell would exceed 10,001 (average daily traffic). Staff will get the numbers and forward to the committee.

Bill asked for final comments from the Trails at Westlake residents.

The following comments were made:

Please note the additional noise and traffic from the Fire Station.

Sound abatement as part of the median landscaping was supposed to be constructed. As of yet, nothing has been constructed.

Tom wanted the residents to understand that, if approved, the installation of the sound wall is no guarantee that sound will be reduced. In some cases the sound actual reverberates and can be amplified.

Katie stated that Broomfield isn't planning on performing detailed sound analyses or verifying sound reduction levels for the sound wall projects and will not guarantee that the walls will reduce sound for the residents. The manufacturer does state that the product we have pre-selected should help with sound.

Aspen Creek

Jason Dunn represented the Aspen Creek subdivision. He explained that there were 353 homes in the neighborhood. They have held community meetings regarding the sound walls and have tremendous support. Along with the meetings, the HOA board has polled the community and received a positive response.

The HOA currently maintains the fences along Sheridan, West 136th Avenue and Aspen Street. The developer installed the original fencing and it is failing. The product is of poor quality and does not withstand the elements. The HOA has spent \$30,000 over the past 2 years to replace fencing. The HOA has investigated replacing the fencing; however, the replacement product that was within their budget was a lower quality than the fencing they currently maintain.

The increased traffic along Sheridan and the intersection of Sheridan and 136th Avenue is also a concern. The Wildgrass and Anthem developments (to the north) have increased the traffic along Sheridan. 77 residents' homes back to HOA fencing, so the improvements would directly affect a large percentage of the homes.

Bill opened the discussion up to the committee:

Kevin asked what the alternative product was that they had investigated.

Jason explained that without the shared funding (like the City is offering) the HOA could only afford to replace the fence with new fence that may only last 5-8 years. The sound wall option will give them a longer lasting product that will greatly improve the look of the community.

Tom asked if the assessment would include all of Aspen Creek.

Jason explained that the HOA would be including the increased assessment in the dues for all of the residents and that the support has been positive.

Katie added that (to date) 216 petition forms have been received in support of the sound wall.

Sam requested future traffic count data for the Sheridan from 136th to 144th and along Aspen Street. Staff will send this information after the meeting.

Robert felt that the Aspen Street segment should be scored separately, as the traffic counts were much lower along that street.

Katie stated that it was ranked as one project because only one request was received from the subdivision. The committee can request additional information from the applicant if needed.

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Tom concurred that the Aspen Street segment should be ranked separately as the traffic counts are lower, the speed limit is heavily patrolled and the roadway is only one lane in each direction.

Jason responded that the community was looking for continuity. He wanted it noted that when West 144th Avenue is backed up, people cut off onto Aspen Street creating higher traffic numbers. However, he didn't feel that the board would want to endanger the rest of the sound wall segments if the committee wouldn't approve the Aspen Street segment. He would take the option back to the HOA board and follow up with staff.

Katie added that due to the funding limitations, the Aspen Creek sections, if approved, would probably need to be phased.

Jennifer asked for clarification on the committee's responsibility for the sound walls.

Katie explained that staff will prepare a Council memorandum with the committee's recommendations. It is ultimately up to Council to approve the projects.

Bill closed the comment portion of the meeting and asked the committee for recommendations on the two applications.

Jennifer made a motion to recommend approval for the Trails at Westlake sound wall application.

Robert – 2nd

The committee approved the motion unanimously.

Sam made a motion to table the Aspen Creek application to allow the HOA the option of removing Aspen Street from their request.

Tom asked if the committee is allowed to approve more than the budgeted amount.

Katie stated that the committee is just ranking the projects for Council. Once the committee ranks them, staff will get firm estimates from the contractor. It will then be up to staff to work with City Council to award funding to as many projects as the budget allows.

Kevin asked Jason if the sound walls were to be prioritized, which section would the neighborhood want done first.

Jason stated that he felt Sheridan would be the 1st priority.

Sam withdrew the motion to table the application.

Robert made a motion to approve Aspen Creek's Sheridan Boulevard and West 136th Avenue sound wall requests, and give the applicant the chance to resubmit the Aspen Street section at a later date.

Kevin – 2nd

The committee approved the motion unanimously.

Katie explained that the next step will be to hire a geotechnical firm and get firm estimates from the contractor.

Other committee business

Miscellaneous discussion

Discussion on West 144th Avenue widening. Katie explained that this project is in the CIP plan for future funding; however, since the roadway goes through multiple jurisdictions, funding will be interesting.

Sam asked about the 5-Year Report. He hadn't received one for a couple years. Staff explained that CIP staff had been directed not to continue the report and now created a monthly report. Staff will send copies to the Committee.

Kevin asked how the public was notified of the sound wall program.

Katie stated that all previous applicants were mailed the policy and application. It was also in the Enterprise and is on our website.

Bill asked if the sound wall tax assessments will be tax deductible.

Katie will find out and email the committee. The two subdivisions will be handled differently. Since all of the affected homeowners are included in the Trails request, they will be part of an assessment district and will be billed directly. The Aspen Creek request may be handled as an agreement between the HOA and the City, as the HOA currently owns the fencing.

Schedule next meeting date

Staff will contact committee members when a meeting is needed.

Adjournment

The meeting was adjourned at 7:34 p.m.

Approval

Minutes Prepared by Eileen Albrecht

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Approved by: Committee – 4/19/10