



Open Space and Trails Advisory Committee

Minutes
January 28, 2010

Meeting Summary

Members listened to an overview on the Conoco Phillips development project and provided comments. The committee reviewed and commented on the Metzger Farm Master Plan, and voted unanimously to recommend approval of the Master Plan to the City Council. The committee also reviewed potential sites for solar panels on public land, received the Draft Co-existence with Wildlife Plan, and discussed the selection of OSTAC's chair and vice-chair.

Roll Call

Present:

Annette Cislo

Pascale Fried

Dan Wilkie

Judy Enderle (arrived at 7:05)

Rob Bodine

Patrick Tennyson (departed at 9:00)

Walt Spader (arrived at 6:45)

Absent:

No members

Others in attendance:

Kevin Standbridge, Assistant City and County Manager

Kristan Pritz, Director of Open Space and Trails

Pete Dunlaevy, Open Space and Trails Planner

Agenda Minutes

1. Call to Order OSTAC Meeting
2. Introduction of Interested Citizens:
 - Bette Erickson – interested in Metzger Farm
 - Joel Hollis – interested citizen
 - Chris Petrizzo -- interested citizen
 - CJ McKeral -- interested citizen
 - Dan Hatch – Crofton Park resident, interested in Metzger Farm
 - Mary Broughall – interested citizen, butterfly counts
3. Public Comment on Issues not on the Evenings Agenda by Interested Citizens:

None.
4. Overview and Comments on the Conoco Phillips Project, located at 96th Street and US-36 in Louisville:

Kevin Standbridge provided an overview of the preliminary PUD development plan that has been referred to Broomfield from Louisville. Overall, the project will consist of 2.5 million square feet of development. Kevin provided an overview of the particular parcels within the development plan. The landscape plan was explained including the natural areas, entry points, and basic transportation/pedestrian plan. Kevin also identified the area on the southern edge of the project that is within Broomfield and is slated to be preserved as a natural area.

>Pascale-in regard to the 30 acres that could be in a conservation easement, would that easement be purchased?

>Kevin-not necessarily, but we really don't know at this time;

>Dan-how many people will be working there eventually? Is there a concern about the added traffic flow?

>Kevin-we are not sure, but we have heard something in the neighborhood of 7,000 employees; the site is close to 500 acres and the density is less than what we have at Interlocken; they have also provided a traffic study and although the traffic flow will increase flows, the indications are that it will be manageable and Louisville is comfortable with the plans; there are a number of improvements slated for the US-36 corridor that will also help to ease the traffic flow – some of these improvements will begin in the next year on account of grant money that has been acquired;

>Bette-there are a number of trails, but the plan states that the campus will have a secure perimeter – how will public trail access work with the site security?;

>Kevin-this will be a secure site, as the previous Storage Tek development was, but the public trails are on the perimeter of the property and are planned to allow for access; specific design information on how the security fencing relates to the public trails is not yet available ;

>Pascale-a trail experience that is up against fence will be very different; hopefully the trail will be pulled back from the fencing;

>Kevin-this project comes from the corporate level at Conoco Phillips and is a "legacy" project design, so we expect that the aesthetics will be important as Conoco Phillips appears to view this site as a showcase project;

>Rob-when will we hear back from Louisville?

>Kevin-it is not clear when we will see comments from Louisville, but we will make them available when we receive them;

5. Consideration of Approval of the Metzger Farm Master Plan

Kristan presented the revised draft Metzger Farm Master Plan ("Master Plan"). The Master Plan has been developed by the Broomfield City Council, Westminster City Council, Broomfield-Westminster Open Space Foundation ("Foundation"), two open space committees, and the public. The Foundation will continue to manage the property once the Master Plan is reviewed and accepted by the two city councils.

Kristan reviewed the public process, including the public open house that took place on March 25, 2009. Kristan explained the basic features of the Master Plan and costs. Kristan also reviewed the future urban drainage project that will pass through the site and will include the construction of the Lowell Blvd. underpass. Westminster will be submitting a proposal for a grant on behalf of the property which will cover a

portion of the cost of the project. Westminster and Broomfield will be sharing the remainder of the cost subject to council approval of budgeted monies. Broomfield is working within a \$255,000 budget for its contribution.

>Dan-asked what the urban drainage project will consist of;

>Kevin-the purpose of the project will be to prevent the flooding that currently takes place in the area by improving the passage of the existing storm water runoff on its way to Big Dry Creek;

>Kristan-some of the concrete rubble and sediment will be removed from the site with this project as well;

>Rob-encouraged the committee to submit letters of support for the grant to Adams County;

>Dan Hatch-the residents of Crofton Park have received a notice from the HOA to submit letters supporting this grant; the feeling in the Crofton Park neighborhood seems to be very positive towards the project;

>Annette-in regard to the weekly port-o-let maintenance/servicing; could they look into a self-composting facility or something along those lines to prevent the need for the trucks to be going in there every week;

>Kristan-we can certainly look into this with Westminster;

>Annette-concerned about having formal picnic facilities on open space and the trash that could accumulate; concerned about affects to wildlife also;

>Kristan-the picnic table concept has been a part of the plan for a while—to remove this improvements will require further discussion with Westminster; the pavilion was also planned to be used for a shade structure for classes—similar to what we have discussed at Tom Frost Reservoir; picnicking does raise trash issues and we will try to keep the site clean by providing adequate trash receptacles and pick-up;

>Pascale-page 4 of the plan states “walking trails,” we should write this in a way that does not imply the exclusion of bikes;

>Kristan-we will change this sentence to say “trails”;

>Patrick-will this area be a managed habitat – similar to other open space properties, especially in respect to weeds?

>Kristan-yes, we are coordinating with Westminster on the management of the property;

>Patrick-could we use some areas as models for management practices, for example, perhaps we can look at allowing catch and release fishing for adults only and still allow for children’s fishing;

>Kristan-we could look into this and propose some management objectives to Westminster; we will need to work with the Westminster open space members and the Foundation;

>Pascale-are the elm trees healthy that are in a row out there?

>Kristan-we have been trimming the trees surrounding the farmstead and the arborists from both communities have been providing advice on tree maintenance;

>Pascale-shares Annette’s concern over the cost of weekly servicing of a port-o-let; however, the volume of use may not be adequate for alternative sanitary structures; would also suggest that the fishing pond be designated for kids and/or seniors; interested in eventually having somebody onsite in a caretaker capacity; would like to see the property landmarked by the state as soon as possible as this will allow many more opportunities for grants;

>Judy-did not have comments;

>Annette-on page 19, there is a reference to 2007 costs in the current plan – are these still accurate for 2010 costs?

>Kristan-the project cost estimates were updated in April 2009 excluding the specific building stabilization costs which were estimated in 2007 as we believe that they are still applicable given the contingency, mobilization, and administrative costs that have been applied to the 2007 building costs and incorporated into the total project cost;

>Annette-will the Foundation determine all future uses of the property, or will OSTAC be consulted for future recommendations or uses; would like to see something in the report that references the need to consult with the advisory committees on future issues and/or changes;

>Kristan-we can put wording into the Master Plan to reflect the importance of consulting with the advisory boards;

>Dan-in regard to the grant – will this be money that Adams County already has in open space funding?

>Kristan-yes;

>Dan-a caretaker could take on a lot of the responsibilities that have come up tonight as concerns; this could solve some of the maintenance issues; the responsibilities should be well thought out as there is a possibility that they could save resources; would also like to see the fishing areas be completely accessible to disabled persons; careful thought should go into the location of the overlook by Big Dry Creek so the birds and other wildlife are not disturbed; we should have consultation with the Colorado Division of Wildlife (“CDOW”) on the practicality of which species and types of fishing should be available;

>Kristan-the caretaker could perform a combination of some maintenance and educational activities and the position may not necessarily be paid; in regard to the fishing, we have discussed fishing with the environmental consultant on the project and have determined that warm water fishing is practicable;

>Dan-the entrance into the parking area could be a bit dangerous and a turn lane should be considered there;

>Kevin-the long term plan for Lowell would include another lane here;

>Dan-provided that the Adams County grant is received, how will the two cities handle the additional costs?

>Kristan-the cities will split the costs; Broomfield cannot spend more than \$255,000 on this project, as capped by the City Council;

>Dan-if the amount of funds needed for the entire project are not available, it seems that we should consider a contingency plan that would prioritize the features within this plan; also, given the economy it is possible that some features may be cheaper now than later;

>Kevin-there is an agreement with the City Council about how to prioritize project funding; this project would also need to follow this protocol;

>Dan-one way to potentially reduce costs or generate some money would be to provide options for the memorial benches or structures that are often requested, instead of spending city money to construct all of these features;

>Annette-believes that the costs of gates or fencing should be considered; something will be needed to prevent vehicles from accessing the site after hours; the ponds could become an attractive nuisance;

- >Kristan-Westminster will be responsible for the legal enforcement of the rules at the site as the property is located in Westminster;
- >Rob-suggested a voluntary committee from both communities that could oversee the management of the property; perhaps meetings could take place on the site periodically to oversee the site;
- >Kevin-the city council would likely not support the creation of another committee to oversee things; input from the existing open space committees will continue to be a part of the process
- >Kristan-the Broomfield Open Space Foundation is currently helping with volunteer needs and Westminster also has a group of open space volunteers that work on the site; with the two open space committees, two volunteer groups, the Metzger Family Committee, the Foundation and the two city councils—there is a robust public involvement with the site; staff will continue to keep OSTAC in the loop about Metzger Farm management issues;
- >CJ McKeral-encouraged the committee to develop the educational component on this site, like classes for local kids to understand the farm and the surrounding natural resources;
- >Bette-has Westminster signed off on this plan yet?
- >Kristan-they are reviewing this plan this week too; both open space committees and city councils have reviewed drafts of this same plan which occurred before the project was presented to the public in March of 2009;
- >Bette-is there money in the plan for entry signs or kiosks at the trailhead?
- >Kristan-we do have regulatory signage and interpretive signage included as a part of the plan, but not necessarily specific kiosks as the signage design has not been implemented at this time;
- >Bette-would like to see a major entry sign, with a map, at the trailhead;
- >Dan-would like to see an entry sign that is visible from the street; it is important to get this property open and used as soon as possible;
- >Walt-would note that the return on the investment is already taking place as this property was slated for development and is now being preserved, instead of developed;
- >Joel-the top priorities are in the preservation of the property, but still the Master Plan needs to move forward even if some details remain unknown; the priority should be to open this property up;
- >Walt-the city council has reviewed this project and what we really want from the committees is advice on projects and feedback on priorities;
- >Judy-although the property does need to be opened up, it will be very important to define what uses are appropriate for the property and how the property should be developed and utilized by the public;
- >Dan-what would the timeline look like, assuming Adams County provides the grant money?
- >Kevin-we will need to determine how and when we could spend the allocated CIP money, perhaps the availability of the Adams County money will affect this; it will also come down to revenue streams;
- >Kristan-there will also be a process of preparing contracts and working with the City Council; the Adams County Commissioners are tentatively planning to make a decision on the grant request in April;
- >Kevin-the best case scenario would probably be to begin construction this fall 2010;

Kristan asked for a formal recommendation from the committee. Patrick made a motion to recommend approval of the Master Plan noting that 1) the wording on page 4 will be changed to state "trails" instead of "walking trails" 2) a provision will be added on page 5 to underscore the need to involve the open space committees in discussions of management issues; and 3) the OSTAC comments above will be taken into consideration in the future by staff and the Foundation as management issues arise and project implementation occurs.

Dan seconded the motion. The motion passed unanimously (6 to 0).

6. Review of Solar Panel Locations on Open Space Properties

Kevin provided site location maps and a description of the proposed solar panels. Kevin described the sites being considered, at Willow Run Open Space, the Outlook Open Space, the Broomfield Detention Center, and Broomfield County Commons.

>Judy-would these sites be fenced?

>Kevin-yes, there would be fencing around the solar panels;

>Pascale-regarding the BCC site, having the panels on both sides of the trail would really compromise the trail experience;

>Annette-how were these sites chosen?

>Kevin-our provider chose the possible sites based on the viability of different city-owned lands;

>Dan-how much power is generated by these sites;

>Kevin-all of these panels generate under 100 kilowatts; the existing solar panels at the Police and Courts Building provide about 10% of the power used at that facility;

>Rob-where can we see one of these solar panels?

>Kevin-east of Lowell Blvd. on 124th Avenue at the Service Center is probably the best place to see this; the panels are located along the south side of the Service Center along 124th Avenue;

>Judy-would prefer to see one major site as opposed to all of the smaller sites, maybe further away;

>Kevin-it is essential that we have a site close to the building/structure that is receiving the energy to be effective---this is why we are looking at these sites;

>Patrick-if we are looking at open space for asset generation, we should also look at less intrusive ways to utilize the land and identify other environmental assets;

>Walt-the motivation for this project is not about asset generation on open space, but rather an attempt the reduce energy costs with Xcel and ultimately the effort is part of going green as a city;

>Pascale-the two sites that are proposed appear to have prairie dogs on the site;

>Kristan-the Willow Run site has prairie dogs that would likely have to be removed if the panels are to be installed; the other sites do not have prairie dogs according to our most recent surveys;

>Dan-would object to the Willow Run property, as it is close to the drainage and other mature trees and it is on a small open space parcel;

>Judy-would like to get back to staff after we've had a chance to visit some sites;

>Rob-could we push this back until the next meeting?

>Kevin-yes.

7. Hand-out of Draft Co-Existence with Wildlife Policy for Comment at the February 25th OSTAC Meeting

Kristan passed out the Draft Co-Existence with Wildlife Policy to the committee and asked members to review the document and provide comments at the February 25th meeting. Once OSTAC reviews the DRAFT, the project will be scheduled for a council study session review. If City Council is in agreement with the DRAFT, a public open house will be scheduled.

Pete discussed the efforts that staff is taking to prevent conflicts with coyotes. Broomfield staff has posted coyotes information signs at several sites and delivered posters to schools, veterinary offices, and the Library.

8. Discussion of Selection of OSTAC Chair and Vice-Chair at the February 25th OSTAC Meeting

Kristan asked the committee to comment on how they would like to handle the appointment of the OSTAC Chair and Vice-Chair.

>Walt-the selection process for the advisory committees will be different this year, as the written applications will have more information to consider and there will be far less interviewing of candidates.

>Kristan-the appointments will be made at the last Council meeting in March.

>Pascale-suggested waiting to appoint the Chair and Vice-chair until May or June when the new committee is formed and members have had a chance to attend a few meetings. This approach was agreed upon by the committee. Current Chair Rob Bodine and Vice-Chair Annette Cislo were also agreeable to serving for several additional months.

-BREAK-

(Patrick departs)

9. Sustainability Plan Update by Judy Enderle, OSTAC Representative

Judy provided a summary about the sustainability task force and the progress that has been made. The task force has been divided into focus groups for energy, economic development, transportation, and resource conservation.

The mission statement that was developed by the group reads
"Broomfield prospers as an environmentally, economically, and socially sustainable community. We protect and preserve our social and physical environment and ecosystems through education, community engagement, conservation, and cultural opportunities by economic strength and diversity."

Each of the 5 sub-groups developed their own sub-group vision statements as shown below:

1. Energy Group: The City & County of Broomfield is empowered and enlightened. Broomfield ensures an adequate supply of reliable and affordable energy, utilizing new technologies, while minimizing environmental impacts by encouraging conservation and responsible use of energy.
2. Community Education Group: Broomfield advances sustainability by engaging and educating our community, and by the implementation of environmentally, economically, and socially sound practices.
3. Resource Conservation Group: Broomfield is developed in a manner which limits demands and impacts on the quality of natural resources and wildlife. Land usage is planned and land is developed to protect it from contamination and degradation. All resources, wildlife and air and water quality are used and preserved in a manner which preserves the ability of future generations to use and enjoy them for their own needs.
4. Economic/Financial Sustainability Group: Broomfield is a leader in sustainable practices that promote the economic vitality of Broomfield through attraction retention and expansion of business activities for both existing and future residence and businesses.
5. Transportation Group: Broomfield's residents, businesses, workforce and visitors enjoy a diversity of transportation options. They freely choose whether or not to own an automobile, as other vehicles or walking give them physical access, while electronic and physical systems deliver information, goods and services to them. Broomfield prospers from using and providing alternative transport and communication goods and services – to Broomfielders and the world.

There is an open house slated for Monday, March 15th to discuss and review the progress on the Sustainability Plan.

>Pascale-when does the committee expect to finish?

>Judy-this should be completed before too much longer, although the date has been pushed back several times;

10. Approve Minutes of the December 3, 2009 OSTAC Meeting

Judy motions for approval; Pascale seconds; minutes approved

11. Updates:

- Butterfly Counts – two weeks around July 4th.
Mary Broughall described the counts and how they will work. The counts will become an annual event and they will be looking for community volunteers to assist with the count. It was suggested that she could have a table to promote the counts at the Broomfield Trail Adventure and that Mary should also speak with the Broomfield Open Space Foundation as they may be able to provide some volunteers. The CSU Master Gardeners may also be interested in attending Trails Day as they could make recommendations on plants that enhance butterfly habitat.
- Update on the Broomfield Trail Adventure – June 5th 2010
Pete provided a brief update on the planning for the event and stated that the Children's Wellness Day will be hosted along with the Trail Adventure.

The event will be held at the Anthem Recreation Center this year. Volunteers will be needed to help with festivities. More information about the event is available on the website – www.broomfieldopenspace.com.

12. Other as Desired by OSTAC

Rob- asked about the RTD pedestrian bridge over US-36. Kristan described the future trail/pedestrian connections that are slated to connect with this bridge.

Dan- asked about the progress on the concept of creating a berm around Tom Frost Reservoir to decrease traffic noise. Kristan will be working on this with the CIP staff and will present a rough cost estimate and concept sketch to OSTAC in the future.

The meeting was adjourned at 9:20 p.m.



Minutes Prepared by Pete Dunlaevy

Approved by OSTAC on February 25th, 2010.