



Open Space and Trails Advisory Committee

*Minutes
May 23, 2013*

Meeting Summary

The committees reviewed and discussed the plans for the McKay Lake/Lambertson Master Plan. The committees reviewed the proposed zoning for parts of the Hoopes property. The Open Space committee reviewed and discussed the upcoming meeting with the Public Art Committee.

Roll Call

OSTAC

Present:

Rob Bodine

George Zack

James Haedrich

Bob Gaiser

Mike Shelton

Jay McKeral (7:45)

Absent:

William Olney

Annette Cislo

Patrick Tennyson

PRAC:

David Peterson

Dick Miller

Judy Shuster

Mike Moroze

Lawrence Crawford

Martha Derda

Absent:

Kevin Jacobs

Others in attendance:

Kristan Pritz, Open Space and Trails Director

Kevin Standbridge, Assistant City and County Manager

Nancy Harrold, Director of Recreation Services

Pete Dunlaevy, Open Space and Trails Coordinator

Kathryn Bergh, CIP Project Manager

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Anna Bertanzetti, Senior Planner
Ellen Cancino, Administrative Analyst
Gary Schnoor, Superintendent of Parks
Bob Walsh, Root House Studio

Agenda Minutes

1. Call to Order, 6:05 p.m. by Rob Bodine
2. Introduction of Interested Citizens
Tim and Lisa Van Binsbergen
Chatchanop Tanapipatkulchai (TC)
3. Review and Discussion of the McKay Lake/Lambertson Farms area plans

Kevin Standbridge provided the background and history of the site, funding provided by the McKay Landing project, and the development of the plan concepts. The City Council will have a study session, at their request, on the project plans, likely in late June or July of 2013.

Bob Walsh, consultant with Root House Studio, reviewed the proposed amenities in both plans and described the differences. Concept A is slightly more active, with Concept B having a more passive, natural layout. Both concepts were provided for the committees to review before and during the meeting.

>Mike Shelton-how popular are the concessions?

>Nancy-very popular at the Commons, very busy when the athletic fields are in use; of course the amount of games and games taking place will determine the usage for the concessions;

>Mike-how restrictive are the uses over the utility pipeline?

>Bob-pretty restrictive -- they allow fields or trails, but no parking, structures, trees, or possible ignition sources over the layout area of the line;

>Dick-what is pickleball?

>Gary-some combination of paddleball and tennis; it is very popular and Broomfield now has over 400 players;

>Mike-what is the "adaptive sports" area?

>Bob-Annette from OSTAC had suggested this, the two committees supported the idea at the last meeting; adaptive sports consist of disabled access sporting/recreation features, like wheelchair-friendly activities;

>Mike-what would the first priority be in phasing?

>Dick-we (PRAC) still have a lot of fields yet to develop in some other areas; we may be satisfied with the space here being allocated for athletic fields and then not necessarily feeling strongly about the phasing of this property;

>Kevin-we can develop general costs for the different features when we review this again and develop phasing with that in mind; we have learned to try to plant trees

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early in phased projects so that is something that would probably be on the front end;

>Mike-how many parking spaces at the (private) pool?

>Bob- 20 to 25 spaces;

>George-what is the demand for the fields, and how would it relate to adult fields or youth fields;

>Nancy-we can certainly fill the fields as there is a lot of demand; we can always use more; they would be used as soon as they were to become available;

>Mike M.-people will certainly use the fields; the soccer programs always need space;

>Mike.-how many sites in Broomfield currently have two adult fields?

>Gary-Legacy Park, the Commons, Crofton Park (not quite full size), Highland Park/Community Park, Anthem Community Park;

>Kevin-which parks are comparable in terms of size, ballfields?

>Gary-Community Park and Anthem Community Park are both similar in size to this are, although shaped differently;

>Bob G.-are there enough trails on the site for me to ride my bike across it without running into a lot of activity?

>Bob W.-yes, there will be trail connectivity across the site;

>Rob-will there be some separation between the ballfields and the native/open space portions of the site?

>Kristan-depending on what features the committees recommend/like from each plan, the features can be located so that there is a separation and transition between active and passive features;

>Bob W.-berming can also be used with either plan to enhance the boundaries between features;

>Kevin-the amphitheater in this proposal is very different from the amphitheater at Community Park; it is not 'concert level' and would not be used for amplification; more likely for nature programs, or school presentations; no formal seating;

>Rob-what is the art walk?

<Bob W.-just an opportunity to feature art on the site; could be any variety of types;

>Kevin-the public art committee would be called upon to help with this aspect of the project;

>Bob W.-the bike pump track will have a lot of different features and will be inviting to many different types of users; similar to the one at Valmont Park in Boulder but would not be as large;

>Dick-asked for 10 minutes for the committees to caucus separately

>Lasha and Tim and Van Binsbergen, residents, -their #1 concern is that this property is on the very edge of the community and is likely to be used by Westminster as much as Broomfield; also concern about the security and safety at the site and how all of the trails and potential facilities will be policed if needed; there are coyotes and many geese back by the lake; horses ride back there on a regular basis; concerned about tree planting changing the view to the west; opposed to the amphitheatre idea, as it may well grow into something else; may not

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be enough parking; only 12 homes built so far in the neighborhood, but there will be 357; worried about maintaining such robust plan, liked the berming idea as long as views not blocked by the height of the berms, and they are okay with the soccer fields by Zuni.

Dick Miller reported on the preferences of PRAC. The committee supports Concept A, but would like to see the community gardens from Concept B added to A. The committee would heavily endorse the two adult soccer fields and the irrigated grasses instead of native grasses, as kids would be more likely to play there. They are comfortable with phasing the fields if need be.

>Lawrence-could easily part with the amphitheatre, with respect to the desires of the surrounding landowners;

>Bob G.-we also have to consider if our residents would like to have the amphitheatre; Broomfield residents also use Westminster parks and amenities frequently;

>Dick-there are not many areas in Broomfield that are not near our boundary or likely to be used by neighboring citizens;

>Martha-encourages PRAC not to pass up the opportunity to get more fields;

Rob reported on the OSTAC preferences. Generally the committee supports Concept A and would also like to see the community gardens added in to this concept.

>Gary-in looking at native turf versus irrigated turf; even with native grasses, some irrigation is beneficial to get the grasses started and to allow for watering during dry periods--and you can chose to only use the water as needed; with irrigation you have the ability to get the grasses established and make the landscape more useable where you could throw a blanket down on the ground and enjoy the space; irrigated turf uses more water than native grasses but both approaches benefit from irrigation.

>Rob-some residents have asked about having the 'outdoor classroom' concept; it is currently in Concept B and it would be nice to find a way to get this into Concept A;

>George-we may end up really blending the two concepts;

>Kevin-that is fine; we expect to have some kind of a hybrid between the two concepts and we can adjust the two Concepts to create this;

>George-what about lighting?

>Kevin-we will have to have some lighting with the concessions and parking area, but it could be subtle, downward facing, blocked from surrounding properties;

>Kevin-In summary, the committees favor Concept A, but with the community gardens added; bring the enhanced native area down a little bit to the south in the northeast area and change the amphitheatre to an outdoor classroom, and move it further west so that it is in a more useful location; adjust the trail slightly in the southeast corner of the project to maximize informal play in the irrigated turf area.

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4. Review Draft Revisions to Open Space District Amendment and the Hoopes Property Zoning

Kevin gave an introduction to the Hoopes property and the surrounding water resources and needs. Kevin reviewed the history of the site and explained the original purchase with the water fund, and the possibility to converting some areas of the site to open space/park. Kevin reviewed the definitions of Open Lands, Parks, and Open Space in Broomfield.

Anna described the current memorandum, which outlines the proposal, and described the uses of the current open space zoning district. The current open space zoning district also applies to Tom Frost Reservoir and the Great Western Reservoir. Anna asked for feedback on the proposed change in the district.

>Mike S.-the naming change seems to be long overdue, but let's try to keep it simple;

>Kevin-while this area was called Open Lands, we intended to keep this property open for other possible land uses; the City Council did not want to classify the whole area as open space; this proposal is an attempt to make the name more indicative of the types of uses that could be located on the property that include some potential water and public works facilities and a reservoir;

>Kristan-one of the purposes of the proposal is to give residents a better and more accurate idea of what might happen on the site;

>Mike-to really clear up confusion, we could remove the word "open" from the title altogether.

>Kevin-we do anticipate that the majority of the property would be used for open land/park or open space, not development or facilities;

>Kristan-other properties that are in this current open space zone district include Tom Frost Reservoir and Great Western Open Space;

>Dick-as a committee member, I do not believe that we have heard anything that we object to, but this may be beyond our scope;

>George-is uncertain that the change makes things clearer with the current title, but does not object to the concept of changing it;

>Kevin-describes again; Open lands and public facilities provides a more straightforward description in terms of what the property can be used for;

>George-does not have a specific recommendation on this;

>Jay-believes that the new title does make sense for this;

>TC-am originally from Thailand, recently became a U.S. citizen and appreciates the opportunity to make public comments; loves Broomfield and bought a home in the new Silverleaf neighborhood; would like to know that he has made the right decision and surrounding properties will not be drastically changed;

In summary, the committees did not object to the concept for the change although there was some confusion about the different names and it was suggested that the name be updated to reflect more clearly the uses allowed in the proposed zone

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district. The committees were comfortable with staff proceeding with the proposed rezoning and keeping the committees informed of changes.

5. Call to Order of OSTAC Meeting

Rob - Call to order 7:55

6. Public Art Meeting – Review and Discussion in Advance of Scheduled June 12th meeting

Kevin described the desire for a meeting with the Public Art Committee.

Bob Gaiser described some of the current objectives for the next year and the funding that they have available at this time.

OSTAC members discussed different guidelines/parameters for art in open space and came up with this general list that they thought might help with the PAC discussion. The group did note that these parameters may not be applicable in all situations but should be considered as recommended potential characteristics of art in open space--artwork is:

-subtle

-incorporated into the site--blends well and does not stand out;

-made of natural materials and uses neutral or natural colors;

-small/human scale;

-art could have an environmental purpose;

-art could provide environmental education.

>George/Rob--the public art at the Field or at Lac Amora at the Miramonte Overlook seems to reflect these ideas.

>Kristan- I will take this list and send it out to other OSTAC members to see if there are any other comments.

>George-is having a hard time with a firm set of criteria for art on open space, and does not want that to be interpreted as being opposed to art on open space; we may have made a mistake at the beginning of this by trying to review a final product without considering more basic concerns over location, design, compatibility, etc.; cannot make it to the meeting on June 12;

>Jim H.-also cannot make the June 12 meeting;

>Kevin-we really can't do this meeting with only 1 OSTAC member, but we also really need to get back with PAC to have a discussion and cannot wait until the fall; let's try to find a date this summer;

>Kristan-please email availability for the week of July 8 through the 12 and we will try to set something up; targeting a July 10 meeting with the Public Art Committee as that is their scheduled meeting time. The group agreed that all members present could make a July 10 meeting so this date was selected for the joint PAC/OSTAC meeting. The meeting will begin at 6 p.m. at the Mamie Doud Library.

7. Review and Approve Minutes of the April 25, 2013 OSTAC Meeting

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George motions for approval; Jay seconds. Minutes approved.

8. Updates and Reminders

- Rocky Mountain Greenway Trail
- Dry Creek SDP and Tree Preservation
- Great-Horned Owl at Plaster Reservoir
- Fishing Derby
- Metzger National Register Designation
- Broomfield Trail Adventure

9. Other as Desired by OSTAC

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



Minutes Prepared by Pete Dunlaevy

Approved by OSTAC on July 10, 2013.