Joint Open Space and Trails Open Advisory Committee & Parks, Recreation, and Senior Services Advisory Committee Meeting

Minutes
May 4, 2023

Meeting Summary
The committees were given a presentation on the City of Boulder Youth Rangers Program followed by an overview of the progress on Phase 2 of the Open Space, Parks, Recreation and Trails Plan Refresh, including action items completed since the 2005 plan, Public Land Dedication Ordinance updates, and the updated open space and parks acquisition criteria related to the 40% Open Space goal.

OSTAC (Open Space and Trails Advisory Committee)
Present:
Renae Stavros, Vice-Chair
Teng Keng (TK) Vang
Alexis Sweet
Scott Whitmore
Patrick Tennyson
Chris Petrizzo
Councilmember Todd Cohen
Madeleine Fernandez
River Paranto

PRSSAC (Parks, Recreation and Senior Services Advisory Committee)
Doug Errett (Chair)
Stacey Klemp
Mike Schrad
Rochelle Remaly
Yolanda Youts
Jessica Millhiser
Jason Anderson
Roxie Juul (Alternate)
Ava Fahlsing
Daniel Kral

Absent:
Michael McLane, Chair
Mayor Pro-tem Stan Jezierski
Councilmember James Marsh-Holschen (Alternate)
Beverly Burbach, Open Space and Trails Administrative Analyst

Interested Citizens:
None

Other staff, presenters, and consultants in attendance:
Don Davis, City and County Deputy Manager
Kristan Pritz, Open Space and Trails Director
Lexi Brewer, Open Space and Trails Technician
Chloe Chalekian, Open Space and Trails Technician
Peter Dunleavy, Open Space and Trails Manager
Clay Shuck, Director of Recreation, Parks and Senior Services
Ryan Jensen, Parks Superintendent
Angela Kochevar, Office Manager - Recreation

Michelle Regan, Project Manager, DTJ Design
Melinda Markin, Ranger Naturalist- City of Boulder
Arian Hampel, Lead Ranger Naturalist- City of Boulder

**Agenda Minutes**

**Joint OSTAC/ PRSSAC Meeting Presentation**

Renae Stavros, Vice Chair Open Space and Trails Advisory Committee, called the meeting to order and read the Land Acknowledgment.

- Tribal leaders will be visiting and doing a soil exchange at the Bruner Farmhouse October 12-14th, more information to come.
- Welcome to new Youth OSTAC members:
  - Madeleine Fernandez
  - River Paranto
- Welcome to the new Youth PRSSAC members:
  - Ava Fahlsing
  - Daniel Kral
- Welcome to Chloe Chalekian, new Open Space and Trails Technician

**Public Comment on Items Not on Agenda**

- None

**City of Boulder Youth Rangers Program: A Potential Future Idea for the City and County of Broomfield** - Kristan Pritz, Director of Open Space and Trails

- Kristan introduced Arian Hampel, Lead Ranger-Naturalist and Melinda Markin, Ranger-Naturalist from the City of Boulder Open Space & Mountain Parks.
- After the presentation, Melinda and Arian took questions from the group. Both OSTAC and PRSSAC expressed interest in this type of youth volunteer program.

**Presentation on Progress of the Open Space, Parks, Recreation and Trails Plan Refresh (OSPRT Refresh)** - Michelle Regan, Project Manager, DTJ Design, Kristan Pritz, Director of Open Space and Trails, Clay Shuck, Director of Operations

- Michelle provided a presentation on the current project phase of the Open Space, Parks, Recreation and Trails Plan Refresh (OSPRT Refresh):
  - Currently, the project is nearing the end of Phase 2.
  - Project began in 2022, in progress for 11 months.
  - Michelle explained the purpose of the Public Land Dedication (PLD).
  - Kristan explained the current Public Land Dedication approach and proposed changes to the Ordinance.

Todd Cohen - What AMI for the income aligned housing is the developer providing, 30% AMI vs. 80% AMI? I would be more supportive of waiving cash in lieu for more truly affordable options. Some levels are still not very affordable and should not get the same credit as a project that meets a lower AMI.
- The location of parks that are dedicated should be equitable within the development and closer to the multi-family housing within the project where residents typically do not have as much access to parks and open space. (eg. not clustered near single family houses).
- Todd Cohen - Most developments aren't all cash in lieu, we just need housing so you need to make concessions. The Cash-in-lieu option is helpful to get open space and trails where other developers would just walk away.
- Glad to hear that the rate of $56k per acre is being updated - it is currently too low.
- Chris - seems like the goal is to have space for people to recreate but maybe rooftop gardens in lieu of public land dedication if they can't meet the requirement. Not sure if that's realistic?
- Mike - Does the CIL go towards Parks and Open Space?
- Kristan - Yes. That money can also be used for acquisitions.
- Renae - If you have parks and open space within a quarter mile of the proposed development on sites that are 10 acres or less, these amenities should be considered when looking at the Cash-in-Lieu amount.
- Chris - Maybe instead of public land dedication in areas of high density we can do green vertical space such as green roofs-public access is something to consider in these situations.
- Todd Cohen - Getting land is the goal but we need a reasonable balance, we also need housing. We do get more land than some cities and we don’t want developers to walk away.
- Roxie - how much of our 40% goal do we have, maybe 35%?
- In the last 17 years, we have taken a lot of cash in lieu. How much closer to the 40% would we be if land was dedicated instead of allowing for cash-in-lieu in place of the land? Do you know?
- Kristan - I’m not sure if we have those numbers, maybe we can ask finance to track that. Anytime we’ve had interested owners request to sell land, we’ve been able to finance or purchase it with cash in lieu or open space tax funds. So when we take cash in lieu that may be able to translate to more land acquisition in the future, so it is difficult to answer that question.
- Patrick - How do you decide what to buy?
- Kristan - We use the Land acquisition criteria. The idea is that the land purchased meets community goals for open space and parks and will be of value to the community.
- Patrick - Are the criteria ranked?
- Kristan - They are weighted. We’ll have a prioritized list, but it also depends on the willingness of the seller. We will be reviewing these revised acquisition criteria in our break-out sessions later this evening.
- Renae - Seems like changes are on the right track, a lot of high density developments will be on small sites It is important to keep open space/parks nearby. Would be important to evaluate nearby open space and parks when accepting CIL over PLD as PLD may be more important if there is not nearby open space or parks.
- Kristan - Yes, agreed, a recent example is that we accepted CIL from a high density development that is directly next to a park since a park abutted the project.

● Action Items 2005 vs. 2023
Michelle reviewed.

● Land Acquisition Criteria for Open Space and for Parks
The Goal of 40% open lands can be reached or even exceeded with pending PLD and potential PLD and acquisitions.

● Committee Break-out Groups to Review the Land Acquisition Criteria
The committees broke out into separate groups to discuss criteria for future land acquisitions.

Proposed Land Acquisition Criteria-Parks - PRSSAC - Clay and Ryan led the group discussion and review.

- Possibly reorder the criteria according to weight - High to low
- #3-Further clarify/define "high", "medium", "low"
- #4-change "earthwork" to "infrastructure and possibly change weight to a 2, will address later
- #5-change weight to "3"
- #6-further define "high" as accommodates parking or by new traffic signal
- #9-Possibly remove if #3 changes

**Proposed Land Acquisition Criteria-Open Space** - OSTAC - Kristan led the group discussion and review.  
**Detailed notes prepared by Lexi Brewer.**

- No edits for #1 Scenic Land Quality, #6 Historical/Cultural/Archaeological, #7 Green Edge, and #9 Equity
- #2 Connectivity: 1) “or” to “and”, 2) Emphasize essential need for trail.
- #3 Environmental quality and Wildlife habitat Value: Add “highly significant”; emphasize ecosystem quality-"highly significant”
- #4 Passive Recreation and Education Value: Omit “would” under high category.
- #5 Sizeable: Increase weight value to 2. Research how many sites fall into the three size categories.
- #8 Agricultural: Reduce weight value to 1, make Yes/No, where Yes = 3 pts
- #10 On OSPRT Map: Increase Weight to 2

**Next Steps**
- Future community engagement event planned Summer or Fall 2023. Community members who provided feedback will be invited to attend and see results.
- July 2023- tentative Council refresh Update on projess on the OSPRT Refresh
- August 16, 2023 - Joint OSTAC/ PRSSAC meeting

**Updates:**
- May 6, Planting Day, 8:30 a.m. to Noon, Broomfield County Commons
- May 11, Migratory Bird Day, 5:30 to 7:30 p.m. at Metzger Farm Open Space
- June 3, Broomfield Trail Adventure and Broomfield 100, 8:00 to 10:00 a.m. Spano Park
- June 28, Bike to Work Day, 6-10 a.m., Interlocken East Park

The next joint meeting is on August 16, 2023.

**The meeting was adjourned at 8:53 p.m.**
**Minutes prepared by Angela Kochevar**