



## Open Space and Trails Advisory Committee Parks and Recreation Advisory Committee Joint Meeting

*Minutes  
July 25, 2019*

### **Meeting Summary**

The OSTAC and PRAC members reviewed and discussed the Draft Request for Proposals regarding the update to the Open Space, Parks, Recreation, and Trails Master Plan, and selected volunteers to participate in the consultant selection and Master Plan update processes. Members were then presented with the Site Development Plan for the Flatirons Vista Development at Via Varra and commented on the public land dedication. Finally, OSTAC and PRAC members were given updates on the Broomfield Community Center construction, Hoyt-Midway Overpass progress, and upcoming Open Space events.

### **OSTAC (Open Space and Trails Advisory Committee)**

#### Present:

Ray Churgovich, Vice-Chair  
Doug Grumann  
Terra Lenihan  
Chris Petrizzo  
Chris Kassel (alternate)  
Councilmember Guyleen Castriotta

#### Absent:

Patrick Tennyson, Chair  
Todd Cohen  
Michael McLane  
Councilmember Stan Jezierski

### **PRAC (Parks and Recreation Advisory Committee)**

#### Present:

Doug Errett, Chair  
Stacey Klemp  
Mike Schrad  
David (Dave) McMahon  
Judy Shuster  
Councilmember Liz Law-Evans  
Councilmember Deven Shaff

#### Absent:

Rochelle Remaly  
Kevin Skattum  
Jason Anderson

#### Interested Citizens:

Roxy Juul, Broomfield resident  
Ben, Broomfield resident

Other staff, presenters, and consultants in attendance:

Kristan Pritz, Open Space and Trails Director  
Clay Shuck, Recreation and Senior Services Director  
Pete Dunlaevy, Open Space and Trails Manager  
Ellie Lanaghan, Open Space and Trails Technician  
Meghan Daly, Open Space and Trails Intern  
Kevin Standbridge, Deputy City and County Manager  
Anna Bertanzeti, Community Development Director of Planning  
Kim Scott, Developer for MI Development

## Agenda Minutes

### 1. Call to Order by Doug Errett, 7:21 p.m.

### 2. Introduction of Interested Citizens

All citizens held comments for items on the agenda.

### 3. Review of the Draft Request for Proposals on the Update to the Open Space, Parks, Recreation, and Trails Master Plan

Kristan explained that the purpose of the Request for Proposals (RFP) for a consultant on the Open Space, Parks, Recreation, and Trails (OSPRT) Master Plan is to update the 2005 OSPRT Master Plan, incorporate provisions of the 2016 Comprehensive Plan, encourage new comments into the planning process, provide for robust citizen engagement, and to work closely with OSTAC/PRAC, City Council and the community. She then described the different phases of the project. Phase 1 will largely involve information gathering; including previous studies, statistical surveys, Broomfield Voice and a variety of different public meetings. Phase 1 will also involve checking in with other Advisory Committees, youth, and underserved communities. The core team will involve Broomfield staff in Open Space and Trails, Parks and Recreation, Public Works, and Transportation for day to day project management. Phase 2 will involve data analysis and drafting of the OSPRT Master Plan. Some topics that will need to be addressed include public land dedications, standards and specifications for trails and parks, equity in public land access and quality, permitted uses on open lands, proposed trail improvements from the 2019 Bike-Pedestrian Assessment, management and maintenance practices on open space, finance planning, public art and cultural activities, service standards and priority of future park developments, fees and charges philosophy to cover costs, and the top 10 action priorities. Kristan added that some of these topics will involve more or less overlap between OSTAC and PRAC depending on the subject. Phase 3 will conclude with the adoption of the Final OSPRT Master Plan, with review and approval from OSTAC, PRAC, and City Council. Finally, Kristan opened the floor to comments on the RFP and called for volunteers to participate in the consultant selection and Master Plan subgroups. Volunteers in the subgroup can expect to meet about once per month for 3 hours, and the volunteers for consultant selection will contribute about 40 hours.

>Clay, We would really like to develop a standards and specifications plan based on best practices for park or trail development and habitat management. We will have to seriously look at the fees and charges philosophy to continue the level of service as our population grows. We also want to make sure that public art and historical aspects are still a part of any future growth.

>Kristan, We also want to explore some new technology topics such as drones, a trail improvement plan, and address the Bike-Ped Assessment. We will also need to address financing in order to meet the 40% open lands goal.

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>Doug, Do the consultants go away after Phase 1, and then we work on the priorities that we choose?  
>Kristan, We will develop priorities in Phase 2, but the consultant will help with this process as well. We will be working with the consultant throughout each Phase.

>Kevin, What is the budget for this project?  
>Kristan, \$150,000 approximately.

>Stacey, What is the timeframe?  
>Kristan, About 2 years. We think this is realistic considering that much of the work is with committees. We can be prepared for the discussions, but everyone has lives, families and other commitments.

>Clay, Are we missing any other focus topics?  
>David, I would like to see regional collaboration fit into the plan, as well as aging studies on how our changing demographics meet the needs of growing elderly populations--a silver tsunami is coming. I think there could be a lot of benefit from tailored open space and park design ideas or policies. We need to understand different types of recreation needs of different groups.  
>Doug E, I'd like to see ebikes included.

>Ray, Was a consultant also involved with the 2005 Plan?  
>Kristan, Yes.  
>Ray, What is the advantage of using an outside company?  
>Kristan, There is just no way that current staff could do this project without a consultant. It takes a lot of work to track and analyze all of the comments and prepare the maps and narrative.  
>Kevin, The budget of \$150,000 represents 1,200-1,500 hours of consulting time. There are not the resources in our staff for that.  
>Kristan, Staff will guide the consultant's work along with the committees.

>Liz, There was a presentation at City Council on economic vitality, and I am wondering if we might involve cohorts of younger people. We need to look at not just how to reach different cohorts, but also the economic development facet that hasn't been tapped into yet.  
>Kristan, We can partner with Jill in economic development to cover this aspect.

>Terra, I know that we mentioned underserved communities, but I am wondering how to best reach those groups. I would prefer a consultant with multilingual skills in order to reach those groups that may not come out because of the language barrier.  
>Deven, We should also consider the cultural aspect.

>Guyleen, Some facilities around Broomfield are not accommodating to people with disabilities. We need more sidewalks, and to be more considerate of people with disabilities.  
>Chris P, We should make sure that the standards and specs we develop have accessibility as a component.

Chris Petrizzo volunteered for the OSTAC subgroup. Terra Lenihan is also willing to help if needed.  
Mike Schrad, Stacey Klemp, and David McMahon volunteered for the PRAC subgroup.  
Doug Gruman and Ray Churgovich signed up for the OSTAC consultant selection.

Kristan and Clay agreed to send this opportunity out to missing committee members via email.

>Terra, If OSTAC doesn't get enough people for the subgroup, I can be on it.

#### **4. Comments on Flatirons Vista Development Proposal**

Kristan showed the site plan for this residential project near Via Varra and north of the Audi Dealership.

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Kim Scott passed out additional renderings and began explaining the project. Kim has owned property with his other partners for 20 years and this parcel is the last piece of property to develop at Parkway Circle. The concept for this development is to create an urban residential area for young professionals. The units will be smaller with a higher amenity package. Forty percent of the units will be at affordable income levels on a market basis. The development will also include sky parks: North, Central, and South Beach, a virtual bike shop, and a 9,300 square-foot recreation facility. The starting price for the units will be under \$1,300 dollars per month, but there will not be as many people here per unit than in the Denver Metro Area. This is an urban-type project with walkability as a major goal. There will be 2-story retail shops at the bottom. Kim added that they have offered no land dedication for parks, and offered \$417,000 for affordable housing. Kim is in discussions with Dave Shinneman and Anna Bertanzeti to work out something that works for everyone. Kim then opened the floor for questions.

>Anna, This development will have 296 units, with the nearest park at Del Corso and another park is planned in the Vive area with some small dog parks, play equipment, and access to trails. These units will be about a ¼ to ½ mile away from those parks, which is a walkable distance. The cash in-lieu estimate that we would anticipate for this project around \$929,000 dollars.

>Kristan, Our purpose for bringing this project to you is that the developers have given no public land dedication, and we wanted to make sure you were aware of that and would like to hear your comments. Whatever your opinion may be, we would like you to weigh in and we will pass on your comments to staff and council. We are looking at building an underpass under Midway to access the Boulder County trail on the east side of Brainerd Drive. This trail project would be one of the last segments of the regional Rock Creek Trail. This is just one example of what the money could be used for. It is wonderful that we have already had two developers provide actual park land, which is a key need in this area.

>Kim, We did also give 3 acres of the Rock Creek area in a previous project. We may consider offering cash in-lieu if the money would be going to projects like this that benefit the residents in this area.

>Doug E, Will the project have restaurant space and room for outdoor dining?

>Kim, We will have 10,000 square feet of retail that would be landscaped and have seating. Starbucks just created a patio between them and the Range Rover dealership where people can congregate. There will also be lofts in the retail sector with 22-foot high ceiling where people can sit and talk upstairs.

>Chris P, What is a sky park?

>Kim, They are essentially rooftop parks and this project has many different sky parks with trees and sitting areas. They will be 1,400 square-feet each and have different themes. Each park will have plants, seating, pet relief areas, and have spaces available to rent for events. There will also be 2 dog runs that are fenced and 120 square feet each with artificial turf and water utilities underneath.

>Chris P, In terms of cash in-lieu, does accepting that put us over the edge for ever reaching our 40% open lands goal? Allowing cash in-lieu for this and similar projects does not put us any closer to attaining our goal.

>Kevin, For larger developments we continue to require land dedications. Sometimes cash in lieu allows us to purchase properties somewhere else or to further develop the trails system. If Kim could make a cash in-lieu dedication, it sounds like he would like to see that money serve this area of the community.

>Chris P, If we did have cash in-lieu donated, could those funds be used to purchase property in the bald eagle nesting area?

>Terra, I think both options should be on the table.

>Kristan, That is an option, the cash in-lieu must be used for open space, park, or trail developments.

>David, This development would place additional burden on Del Corso Park and the future Vive Park. What recreation facilities will be provided to the residents?

>Kim, There will be vertical gardens, sky parks, and swimming pools. We feel that young professionals and high-income individuals don't need parks as an amenity. The land dedication calculations are onerous for an urban project like this, requiring us to give 13 acres or cash.

>David, It seems that from a development standpoint, you feel that the recreation needs for these residents are different.

>Kim, Yes, we are providing a different type of product that they want.

OSTAC and PRAC members continued to discuss the issues between land dedication and cash in-lieu requirements. Committee members generally agree that some sort of land dedication or cash in-lieu needed to occur for the project, but are concerned about continuing to lock communities in without enough park and open space access and diminishing the city's ability to meet the 40% open lands goal to allow equitable access to public open lands. Committee members would like staff to pursue potential options for purchasing public land that is still undeveloped in the Via Varra area. They also wanted to better understand what the community really desires, versus continuing to assume what different demographics desire for specific types of recreation opportunities. Committee members would like to know the percentage of families currently living in the area, based on data from Boulder Valley School District. OSTAC and PRAC members expressed a strong desire to explore land dedication and cash in-lieu processes in the upcoming OSPRT Master Plan update, as well as to use the update as an opportunity to check in with what different community demographics desire for recreation opportunities.

In summary, the Advisory Committees agreed that a project that did not provide any on-site dedication or cash-in-lieu was a concern. It was discussed that there are appropriate off-site trail projects in this area and potential land acquisitions in the vicinity, which could be partially funded with cash-in-lieu and which would benefit this neighborhood. The Advisory Committees considered the concept that if 100% of the PLD obligation for the subject proposal was met through a cash-in-lieu fee payment, the project may be more supportable due to the unique circumstances with this site, but this approach would not be intended to be utilized as a justification to allow 100% cash-in-lieu of land dedication in the future for other projects in areas where on-site dedication would be appropriate.

## 5. OSTAC/PRAC Updates

- Broomfield Community Center

Clay explained that they are about 10 months into the rebuilding of the Broomfield Community Center. Clay reviewed site plans and photos of the project so far. The pool areas will be dug out in about a month or so. There will also be a seating area above the pool for observers to sit at during swim meets or lessons. The project also includes a walking track and a more holistic feel to the building. The project was able to incorporate a trail connection behind the building. The phasing for the project has been designed to continue allowing for senior services without interruption. All of senior center programs to move to new side when it opens in July of 2020. The existing senior center must then be demolished to make room for the parking lot. The recreation side of the center is expected to open in Fall of 2020 open up recreation side of center.

>Doug E, Will there be an outdoor patio for eating or visiting?

>Clay, Yes.

- Hoyt-Midway Overpass

Kristan reviewed the rendering and schedule for the overpass south of Hoyt Street and Midway Boulevard. A mandatory pre-bid meeting was held on July 18, with many contractors attending and interested. Construction bids are due August 5, the project will go to City Council for approval on

September 10, and construction is expected to start on September 16 if all goes as planned. The project is expected to be completed in the Spring of 2020.

>Kevin, The most difficult permits for this project are from the BNSF railroad, and we are acquiring those permits right now.

Ben expressed his concern about the project and its impact on wildlife such as prairie dogs, coyotes, and raptors. He would like to see the project moved elsewhere to allow the prairie dogs to stay.

>Guyleen, This project has been in the works for a long time.

>Kristan, It has been part of our trails plan for 19 years. The location was analyzed in a comprehensive manner so that the potential future Midway Boulevard extension, impacts on adjacent properties, and environmental factors were all addressed.

>Doug E, I don't think we could change the project at this point.

>Kevin, Most of the land around the project is privately owned, but we did purchase the corridor. This will be a low-impact connection, and the location is critical to overall connectivity. The Bike-Ped Assessment highlighted this exact connection as the top area of need based on feedback from the community.

>Doug E, I work across the street, and see people go across tracks illegally or even crawl underneath the trains. The project is definitely worthwhile for public safety alone.

>Doug G, Our committee has been talking about prairie dog management for more than a year, and we are working hard to humanely relocate as many prairie dogs as possible.

>Guyleen, We just expanded the relocation boundary for Great Western.

>Ben, Boston has a freedom trail that leads people to see all of the historic sites. Let's have a wildlife trail. Can we get creative here and save these prairie dogs? I also currently have a view of the Rockies. A lot of development is going on here, how much do we have to develop a town? The Wildgrass trails make that neighborhood 10 times better than any other, but there are no prairie dogs. The idea here is that we are trying to preserve and protect.

>Guyleen, We have to expand facilities in order to allow for our growing population.

>Ray, We do continue to work towards the goal of reaching 40% public lands across Broomfield.

>Kristan, Thank you for your comment, Ben.

- **Upcoming Events**

Kristan presented the upcoming Open Space events:

- National Night Out
  - Tuesday, August 6 at Broomfield County Commons from 5 to 8 p.m.
- Broomfield Open Space Foundation Brewfest Fundraiser
  - Saturday, August 24 at Brunner Farmhouse from 5 to 7:30 p.m.
- Wildlife Masters Outreach
  - Saturday 8/24 at Home Depot from 9 a.m. to 12 p.m.
  - Tuesdays 8/13 and 9/24 at Broomfield Farmer's Market from 4 to 7 p.m.
- Broomfield Nature Programs
  - Friday Kids' Classes, Wednesday Preschool Walks, and Family Sunset Hikes

**6. Other Topics as Desired by OSTAC/PRAC**

No other topics were desired by OSTAC/PRAC.

Judy motions to adjourn, Doug E seconds.

The meeting was adjourned at 9:26 p.m.

Minutes were prepared by Ellie Lanaghan.