



Open Space and Trails Advisory Committee

*Minutes
August 22, 2019*

Meeting Summary

OSTAC members began the meeting by visiting the development site for the North Park project near Sheridan and HWY 7. OSTAC received a review of the project details from McWhinney, then returned to comment on the current plans. OSTAC then listened to an update on the Vive at Via Varra project and commented on the plans. Finally, OSTAC received updates on prairie dog management near the eagles, the Broomfield Business Center Apartments construction status, the Flatiron Vista Project public land dedication, Council's review of the relocation of prairie dogs to Rocky Flats National Wildlife Refuge, requests for more volunteers to help with the Master Plan teams, the status of the proposed charter amendment agreement for change of use on open space, oil and gas, and upcoming events.

OSTAC (Open Space and Trails Advisory Committee)

Present:

Ray Churgovich, Vice-Chair
Todd Cohen
Terra Lenihan
Michael McLane
Chris Petrizzo
Chris Kassel (alternate)
Councilmember Guyleen Castriotta

Absent:

Patrick Tennyson, Chair
Doug Grumann
Councilmember Stan Jezierski

Interested Citizens:

Nicole Huntley, Broomfield resident
Roxie Juul, Broomfield resident
Ben Waller, Broomfield resident

Other staff, presenters, and consultants in attendance:

Kristan Pritz, Open Space and Trails Director
Pete Dunlaevy, Open Space and Trails Manager
Ellie Lanaghan, Open Space and Trails Specialist
Kevin Standbridge, Deputy City and County Manager
Lynn Merwin, Principal Planner
Anna Bertanzetti, Director of Planning
Kyle Harris, VP of Community Development for McWhinney
Kim Perry, VP of Community Design and Neighborhood Development for McWhinney
Samantha Tibbals, McWhinney Community Design Coordinator
Robert Taylor, McWhinney
Jim Niemczyk, McWhinney
Bonnie Niziolek, Principal with Norris Design
Katie Cooley, Land Development Project Manager with MLC Holdings, Inc.
Glenn Nier, VP of Meritage Homes (delayed, arrived at 8:25)
Allison Wenlund, Norris Design
Jared Carlon, Norris Design

Agenda Minutes

1. Site Visit to North Park/Baseline Project

OSTAC members visited the North Park/Baseline project site area, viewing it from the south near W. 160th Ave. Kyle, Kim, Robert, Jim, and Samantha from McWhinney and Broomfield's Principal Planner Lynn showed OSTAC the area alongside the plans for development. Kyle gave a general overview of the project and development timeline. The plan is to start work in the western area of the project and work east. The project will go to City Council for approval in November and construction is expected to begin in April. The development will include apartments, townhomes, single family homes, and affordable housing at a high density to reduce sprawl. One of the project's main goals is to have integrated connectivity across the neighborhoods, along with a center street district to the north with the K-12 STEM School and Butterfly Pavilion. There will be a main trail through a linear park along the creek, smaller parks in each community, as well as retail options within the development to help increase walkability. In collaboration with the Butterfly Pavilion, the project will also be the world's first pollinator district by focusing on native plants, and water conservation to provide habitat within the landscaping. The developers are still discussing options with CSU Global and CU Health for their exact locations on site.

Kristan acknowledged that McWhinney has been very cooperative with prairie dog relocation and burrowing owl protection efforts.

2. Call to Order by Ray Churgovich, 7:32 p.m.

3. Introduction of Interested Citizens

Ben Waller asked for an update on the Hoyt/Midway overpass project and the potential to keep prairie dogs in the area. Kristan explained that the project has been approved by the BNSF railroad and City Council. The prairie dogs are expected to be relocated to Great Western in the next month or two, and construction will begin shortly after. Most of the prairie dogs on the private land owned by Hunter Douglas could be lethally controlled as the prairie dogs came from surrounding properties onto these private parcels. Broomfield staff worked with Hunter Douglas to add these prairie dogs to the relocation project to avoid extermination. Kevin added that most of the land is owned by Hunter Douglas, and that they are not interested in selling as they intend to eventually use the area for building expansions. The Open Space Master Plan could explore acquiring the land near the railroad tracks as a priority in the new update.

All other citizens held comments for items on the agenda.

4. Review and Discuss the North Park/Baseline Project

Kevin explained that the North Park/Baseline property, Preble Creek, and Anthem neighborhood are all included together for the public land dedication. The project is just now coming back to life due to the end of the recession. Kim added that based on the public land requirements for the entire project area, a total of 172 acres in open lands will be provided in the public land dedication. There will be three types of public land: publicly dedicated (owned by CCOB), publicly accessible open lands (owned by HOA), and private open lands. The phasing of the parcel map provides an outline for when each parcel will be deeded over to Broomfield. Kyle explained that they anticipate some larger trails to be developed in the West Village neighborhood first, then in the East Village. The vision is to have a linear park through the development with a trails that also lead to the neighborhoods. There will be multiple phases of development for the park, and it will need to function as both a drainage area and for multiple trails throughout. The Butterfly Pavilion and STEM School development will trigger the next phase for the park. There will be a promenade along the road and leading into the park. There will also be two parks in the East Village neighborhood, along with improving connections to open space with an underpass at Sheridan. We also incorporated pedestrian-only greenways between the homes. Kim finished by explaining that the Design Review Committee, North Park PUD, North Park Association Design Guidelines, and Broomfield

Municipal Code will all be guiding the final design decisions for the development. They will allow for a mix of open lands characteristics allowing for both people and wildlife including 'wild and woolly', native plants, and more manicured gathering places.

>Kristan, Kristan outlined approximately seven issues that the staff is working with McWhinney on related to North Park. For the underpass at Huron and HWY 7, how do people get to the underpass from surrounding areas?

>Kim, We made that recent update in the drawings.

>Kristan, We would like the major trail within the linear park area to be 12 feet wide, and it is currently only planned to be 10 feet wide. This trail will be the spine for the whole system, and I am already imagining conflict among different trail users.

>Ray, Would that 12 feet be all concrete, or some crusher fines.

>Kristan, It would be all concrete, but this could be a point to discuss with the team.

>Kyle, After further consideration, that trail may indeed have more usage than any other trail and we are comfortable with allowing 12 feet since it will be the most used. There will also be three feet of crusher fines on the side. We want people using the trails appropriately and safely.

>Kristan, Thank you. We recommend that you identify at least two more trailhead parking areas in the plans. Our experience has been that it can be hard to locate them in the future. Having these on the map helps with future planning, and it is best to be upfront with the neighbors about adjacent trail and open space improvements so that when these amenities are built, they are not a surprise.

>Todd, Will you be including park land and parking at the Butterfly Pavilion and the STEM School?

>Kevin, There will be a limited play area at the school. We expect students to use other ball fields in the district. We would like to include a baseball field, but this is not the top priority. We have talked about parking and park use and this is still being worked on. The consultant, staff, developer, Butterfly Pavilion, and STEM School all sat down today and we should have an answer soon. It will likely start as surface parking and evolve into structured parking.

>Kristan, How people will people move through the area at Sheridan and 160th. Also, there needs to be an underpass or enhanced crossing towards the middle of the project at Huron to increase trail connectivity. Although the detention ponds are nice amenities and provide wildlife habitat, we have had issues with maintenance of these types of ponds as the cleaning of the ponds requires the removal of the native vegetation. The ponds serve an important water management function, but there can be conflicts when it becomes necessary to occasionally dredge the ponds. We are also working on the transportation bike lanes and sidewalks with the design team to enhance pedestrian and cyclist experiences on community streets.

>Ray, You mentioned that some of the streets will favor pedestrian and bikes over cars. Do you have a visual rendering for what that would look like?

>Kyle, We can provide those images. We want the area to be bike friendly, and will include bike lanes on Huron, Sheridan, HWY 7, 160th, and also on Arc Street. We don't want to put bike lanes on every street, which would require increasing the width of the streets.

>Michael, I would just like to comment that any bike trails having crusher fines on that side is a wonderful asset for mixing bikes and peds. I encourage this practice everywhere you can.

>Terra, For the open lands requirement, what goes into the 16 acres of private open lands?

>Kim, According to the PUD definition, these would be privately owned metro district HOA.

>Kevin, Is this considered peoples' backyards?

>Kim, No- these would be more like common areas for HOA's, private businesses, ball fields, etc.

>Terra, What about the Butterfly Pavilion areas?

>Kim, They might fit into that category.

>Chris K, Will there be anywhere to go to commercial uses in this area, especially with trails to allow for alternative modes of access rather than a car?

>Kyle, There will be connectivity all the way north to the STEM school and town center. I agree that it also makes sense to go somewhere other than to look at grass. This development will have commercial mixed in with residential.

>Kevin, The I-25 and HWY 7 will have a regional transportation hub for Bustang in the median with bus rapid transit above. In the middle will be paths for peds and bikes. Kevin showed a [Video](#) displaying a rendering of the transportation hub. We are looking at the ability to build on top of this facility to help finance this project.

>Chris P, Will parking be included at the hub?

>Kevin, Parking will be just outside of this area in Thornton (east side of I-25) or on the McWhinney property. This is still in the works.

5. Public Land Dedication for the Vive at Via Varra Townhomes Project

Anna explained that this project involves two site development plans - Vive at Via Varra Townhomes and the Northwest Apartments, with a total of 335 units. The public land dedication for this project so far includes the 3 acres for the Venue and Via Varra neighborhood park, half of an acre for trail connections along the Northwest Parkway, and \$510,419.65 in cash-in-lieu. The developer is asking for the City to use the cash-in-lieu to reinvest into the park. Required by zoning documents - 7 acres for townhomes and 1.1 acres for affordable.

>Ray, What pricing is realistic in terms of affordable housing.

>Anna, That would be 60% of the AMI (Area Median Income).

>Kevin, There is a tax credit deal through CHFA (Colorado Housing and Finance Authority) that offers favorable interest rates and tax credits to reach lower income levels.

Bonnie added that the project's key community goals include: providing a true neighborhood park and gathering area for new and existing residents, providing an extension of the Northwest Parkway regional trail, helping further the City's affordable housing and diversity goals, working through existing site challenges (including the nesting bald eagles), and working closely with neighborhood groups and key stakeholders. The idea is to have a pedestrian friendly environment with a three-acre park in the middle that can be seen from Via Varra. The park will include an open lawn, art walk, art berm, concrete pad for food trucks or pop-up vendors, concrete pump track, and trail network. The developers have also incorporated the recommended eagle mitigation measures.

>Kristan, I appreciate the work done to incorporate the eagle recommendations. I did notice that the sidewalks throughout the site are mostly six feet wide, and we usually require eight feet in parks and public sidewalks. We would also like to see trail signage added to the project. We still need to see the eagle monitoring costs resolved, and we are working with the development team on this.

>Bonnie, We are happy to work on the sidewalk widths to get most of your recommendations to eight feet.

>Michael, I am not a fan of the cash-in-lieu. There is also no trailhead parking.

>Kristan, There is parking already available at Del Corso Park, and there will be on street parking adjacent to the park.

>Bonnie, We also doubled the guest parking available in order to accommodate people who are visiting and want to go to the park.

>Chris, Regarding the intent of the cash-in-lieu; the developer can't give all of the open lands typically required for public land dedication due to the density of units, so we use the cash to buy more land. But, in this case the money is not being used to purchase more land which is the intent.

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>Kristan, The money can also be used for public land improvements. Terracina paid for the new underpass. This community is struggling to build parks. This is mostly a PRAC issue as it is a park, but it can sometimes take a long time before the parks are built due to lack of funding, so they are asking for the money to be used to build the park quickly to allow residents to use it. This neighborhood needs parks and its lacking in them.

>Ray, I never realized when looking at this, I thought that it was part of builders' responsibility to build the park.

>Bonnie, We will be putting 1.2 to 1.3 million dollars for park costs.

>Kristan, We are wanting to hash out this issue of cash-in-lieu with PRAC and OSTAC. These high density projects have difficulty meeting the land dedication requirements. It is a difficult issue, and we can work with staff on this in the Master Plan update. We hear your concerns about this topic.

>Kevin read the definition for cash-in-lieu: "If the city council so determines, the subdivider shall pay to the city, in cash, an amount based upon the average market value of the land to be dedicated, as required in section 16-28-120, B.M.C., in lieu of land dedication. The fee shall be negotiated with the subdivider, and if the city and the subdivider fail to agree on the value of the land, such value shall be fixed by a real estate appraisal by one or more qualified appraisers acceptable to both the subdivider and the city. The cost of the appraisals shall be paid by the subdivider".

>Michael, There is no direct route from the Vive Park to the Del Corso parking lot and sanolet.

>Bonnie, There will be on-street parking all along the road to the north of the park as well as a sanolet in the park.

>Michael, On-street parking can be more iffy than a parking lot. I don't see this being a good park for kids without a parking lot.

>Bonnie, A parking lot would take up space within the park and limit other amenities.

>Chris K, We are dealing with the infrastructure that is already in place. These are high density areas and we are already somewhat stuck with what we have. It is tough to make that work with the open spaces and parks in higher density areas.

>Chris P, I am not clear on our role in this process. We can ask questions, but we don't really have any power to change the plans. I am just trying to understand, what can we do in these situations?

>Kevin, You are a recommending entity for City Council. Kristan summarizes your comments and presents them to Council. This committee should focus on open space and trails issues.

>Chris K, This projects seem pretty far along when they get to us.

>Kevin, There should be break out groups to review the earlier concepts.

>Kristan, The plans are not usually developed enough to make comments on the trails.

>Kevin, However the overall sizes and spacing for the parcels can be in the concept review.

>Kristan, We can address the public land dedication and trail connections. Concept review is good, but the site development plan and PUD are where the details are developed. The public land dedication team of staff members hammers out what we want to ask from the developer in respect to land, types of uses, and improvements. In this case--one of the issues for OSTAC is the trail width.

>Ray, Some of these issues are about the park, but PRAC should be talking about this not us.

>Kevin, The developers do go to PRAC for review.

>Pete, We did look at different options for parking. The turning radius took too much out of the park, and we didn't like having to back up into the road either.

>Michael, It doesn't make sense to not have trailhead parking for the regional Northwest Parkway trails.

>Kevin, The additions to Del Corso park should have been included in the drawings so you could see all the park improvements in the area. We have a concept review so that committees and City Council can express their concerns early on before anything is too far planned. There is great value in this process for these large projects so that we know what you all are looking for. We will continue to involve the committees in the process.

6. Update on Prairie Dog Management Near Broomfield Bald Eagles Nest

Kristan explained that staff has discussed the extermination of prairie dogs near the Broomfield bald eagle nest with Boulder County. Seven burrows were lethally controlled on Boulder County agricultural land. Boulder County's opinion is that the control did not occur within half a mile of the nest. Boulder County staff have been asked to consider not conducting any extermination during the eagle's nesting and rearing periods. Broomfield's Prairie Dog Policy also allows for prairie dog extermination on agricultural land when the animals move onto the property so that agricultural uses are impaired. We are looking into the potential to purchase some prairie dog habitat. The landowner wants to remove the prairie dogs, and is not interested in selling the land. The previous family was not able to keep up with ranching practices, and the new landowner would like to get the land back in working order. We are exploring the different costs for aluminum phosphide, PERC, carbon monoxide cartridges, wildlife recovery, and relocation, but we are struggling to find a relocation site. The option to relocate prairie dogs to Rocky Flats option is on hold. Staff is working hard to find positive solutions and it is likely that to pursue other options beyond extermination will require some funding from Broomfield. As we have a conservation easement on this property and the eagles nest, staff is open to contributing some funding to save prairie dogs.

>Guyleen, Are there other places available for relocation?

>Kristan, Most lands have prairie dogs already. We asked Boulder County about bringing prairie dogs to Carolyn Holmberg Preserve but this was not an option that was acceptable.

>Pete, We can take a small amount to Great Western with the expansion of the boundary, but it is close to filling and may be at capacity with the Hoyt-Midway overpass project. We will have to see how that relocation works out.

>Guyleen, When developers relocate prairie dogs, who pays for the relocation work?

>Kristan, The relocation site is identified in a permit, and we give the project approval to use our relocation site on our end. But they typically pay for the work and a fee towards the endowment fund.

>Kevin, There is the old StorageTek aka Conoco Phillips property. This is a unique situation.

>Kristan, We have asked to do prairie dog relocations there when reviewing the potential development plans. The site currently has some prairie dogs and portions of the site are within Boulder County so we would be crossing county lines depending on the site location. ConocoPhillips would have to allow for the project. We are also trying to get a trail easement on this land as well.

>Terra, How many prairie dogs are on the site?

>Nicole, We are not certain yet.

>Terra, Are there any concerns with the plague outbreak at the Rocky Mountain Arsenal?

>Pete, They are dusting the area thoroughly, and I don't see the outbreak jumping that far to our towns.

>Kristan, There is no evidence of plague here so far.

>Pete, Plague does not easily travel through prairie dogs since they die so fast from the disease.

>Kristan, We will continue to work on this issue but wanted to let you know how things are progressing and that it is a complicated issue.

7. Broomfield Business Center Project and Removal of Hay Bale Wall

>Kristan, We have everything worked out with the developer and they are moving forward with the development of the trail and park within the 660-foot buffer. Council has been involved in the discussion.

>Ray, Does this work open up the fencing and allow easier access to the eagle area?

>Kristan, They have installed a 12-foot chain link fencing between the trail and the railroad tracks. Thanks to OSTAC for your assistance on this issue.

8. Review and Approval of the July 25, 2019 OSTAC and OSTAC/PRAC Meeting Minutes

Chris P. motioned to approve the minutes; Terra seconds; Minutes were passed unanimously.

9. OSTAC Updates

- Flatiron Vista Project Public Land Dedication Resolution

Kristan, After our lengthy discussion at the last meeting and some negotiations with staff, the developer has agreed to provide \$724,572.40 in cash in-lieu along with a 1.84 acre public land dedication for the Northwest Parkway trail corridor. This money may be able to be used for land acquisition in the area or more trails/underpasses. This resolution will be going to City Council next week.

>Ray, That's better than the \$0 cash in-lieu that he wanted to do.

>Kevin, None of the terms required that the cash in-lieu offer be used in this area, so this money could be used elsewhere for other projects as well.

- Request for Additional Volunteers for the Open Space, Parks, Recreation and Master Plan Selection Team or Advisory Team

Michael volunteered to be on both the Selection and Advisory Teams. Here is a summary of the two teams so far:

Consultant Selection Team- Doug Grumann, Ray Churgovich, and Michael McLane

Advisory Team- Chris Petrizzo and Michael McLane

Terra Lenihan also mentioned at the last meeting that she is willing to help, if needed.

- Proposed Charter Amendment Regarding Change of Use on Open Space

Guyleen explained that she requested that staff put this issue on the agenda. She noted that the Charter Amendment did not get enough City Council support to be put on the ballot, and that there is not time to collect signatures for this year. We will try again next year.

- Oil and Gas

Kristan explained that Broomfield staff and Extraction are working with Pam Wanek and the immediate neighbor to the pig launcher on Nordstrom Open Space on a proposal to screen the launcher site. A notice surrounding property owners will be sent out to inform them of the proposal. This should allow for all neighbors' concerns to be addressed.

- Upcoming Events

Kristan presented the upcoming Open Space events:

- Broomfield Open Space Foundation Brewfest Fundraiser
 - Saturday, August 24 at Brunner Farmhouse from 5 to 8 p.m.
 - >Guyleen, What does the Foundation raise money for?
 - >Kristan, They make donations to open space and trail projects, develop events, sponsor the speakers series speakers, etc.
- Broomfield Days
 - Saturday, September 21 at Midway Park from 8 a.m. to 6 p.m.
- Wildlife Masters Outreach
 - Tuesday, September 10 at Centennial Elementary Family Nature Night from 5 to 7 p.m.
 - Tuesday, September 24 at Broomfield Farmer's Market from 4 to 7 p.m.
- Broomfield Heights Middle School Field Trips
 - September 26 and 27 from 1 to 3 p.m. at Josh's Pond

10. Other Topics as Desired by OSTAC

No other topics were desired by OSTAC.

The meeting was adjourned at 9:35 p.m.
Minutes were prepared by Ellie Lanaghan.